



The City of Grove City

AGENDA

Planning Commission

February 6, 2024

1:30 PM

City Hall

A. CALL TO ORDER/ROLL CALL

B. MOMENT OF SILENCE AND PLEDGE

C. APPROVAL OF MINUTES

D. NEW ITEMS

1. APPLICATION Grove City Maintenance Building - Final Development Plan

Planner in Charge: Dash Logan, AICP
Project Number: 202401160001
Location: 3262 Ventura Blvd. (Parcel # 040-003360).
Proposal: This proposal is for a 14,972-square-foot maintenance building at the Grove City Service Department complex at 3262 Ventura Boulevard.
Representative: Charles W. Boso Jr, City Administrator, City of Grove City, 4035 Broadway, Grove City, OH 43123

2. APPLICATION Grove City Maintenance Building - Rezoning

Planner in Charge: Terry Barr, AICP
Project Number: 202401170002
Location: 3262 Ventura Blvd. (Parcel #040-003360, 040-001209, 040-003294, 040-000625, 040-000683)
Proposal: This proposal is to rezone $\pm$ 41.55 acres at 3262 Ventura Boulevard from SD-3 (Recreational Facilities), R-2 (Single-Family Residential), PSO (Professional Services), and C-2 (Retail Commercial) to CF (Community Facilities).
Representative: Charles W. Boso Jr, City Administrator, City of Grove City, 4035 Broadway, Grove City, OH 43123

3. APPLICATION Grove City RecSchool Program Center - Final Development Plan

Planner in Charge: Dash Logan, AICP
Project Number: 202402010011
Location: 2255 Home Road (Parcel #040-001250)
Proposal: This proposal is for a new 3,417-square-foot building in Gantz

Representative: Park to accommodate the Grove City RecSchool program.
Charles W. Boso Jr, City Administrator, City of Grove City, 4035
Broadway, Grove City, OH 43123

E. PRESENTATION

1. Southwest Regional Medical and Innovation Gateway Update

F. ADJOURN



ITEM 1: 202401160001 – Grove City Maintenance Building – Final Development Plan

Site Location

3262 Ventura Boulevard (PID: 040-003360)

Proposal

A development plan for 14,972-square-foot maintenance building

Zoning

PSO (Professional Services) and SD-3 (Recreational Facilities)

Future Land Use

Suburban Living (Low Intensity)

Property Owner

The City of Grove City Ohio

Applicant/Representative

Charles W. Boso Jr, City Administrator

Applicable Plans, Policies, and Code Section(s)

- Zoning Code Section 1135. 12
- GroveCity2050 Community Plan Future Land Use and Character Map

Staff Recommendation

Approval with one stipulation

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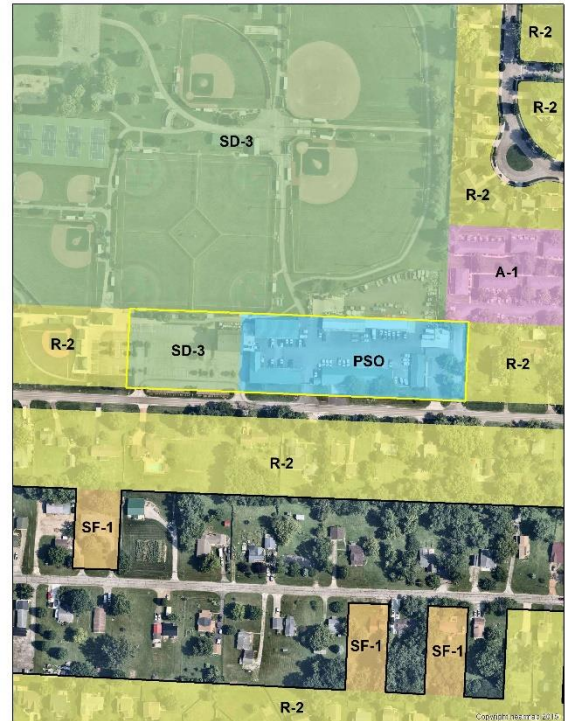
Case Manager

Dash Logan AICP, Senior Planner
dlogan@grovecityohio.gov
614 277-3024

Summary

The applicant is requesting approval of a Development Plan for a new 14,972-square-foot maintenance building at the Grove City Service Department Complex at 3262 Ventura Boulevard.

Zoning Map



Next Steps

Upon recommendation from Planning Commission, the Development Plan will move forward to City Council.

1. Context Map

This property is located at 3262 Ventura Boulevard (PID: 040-003360)



202401160001
Grove City Maintenance Building
Final Development Plan
PID: 040-003360

0 100 200 400 Feet



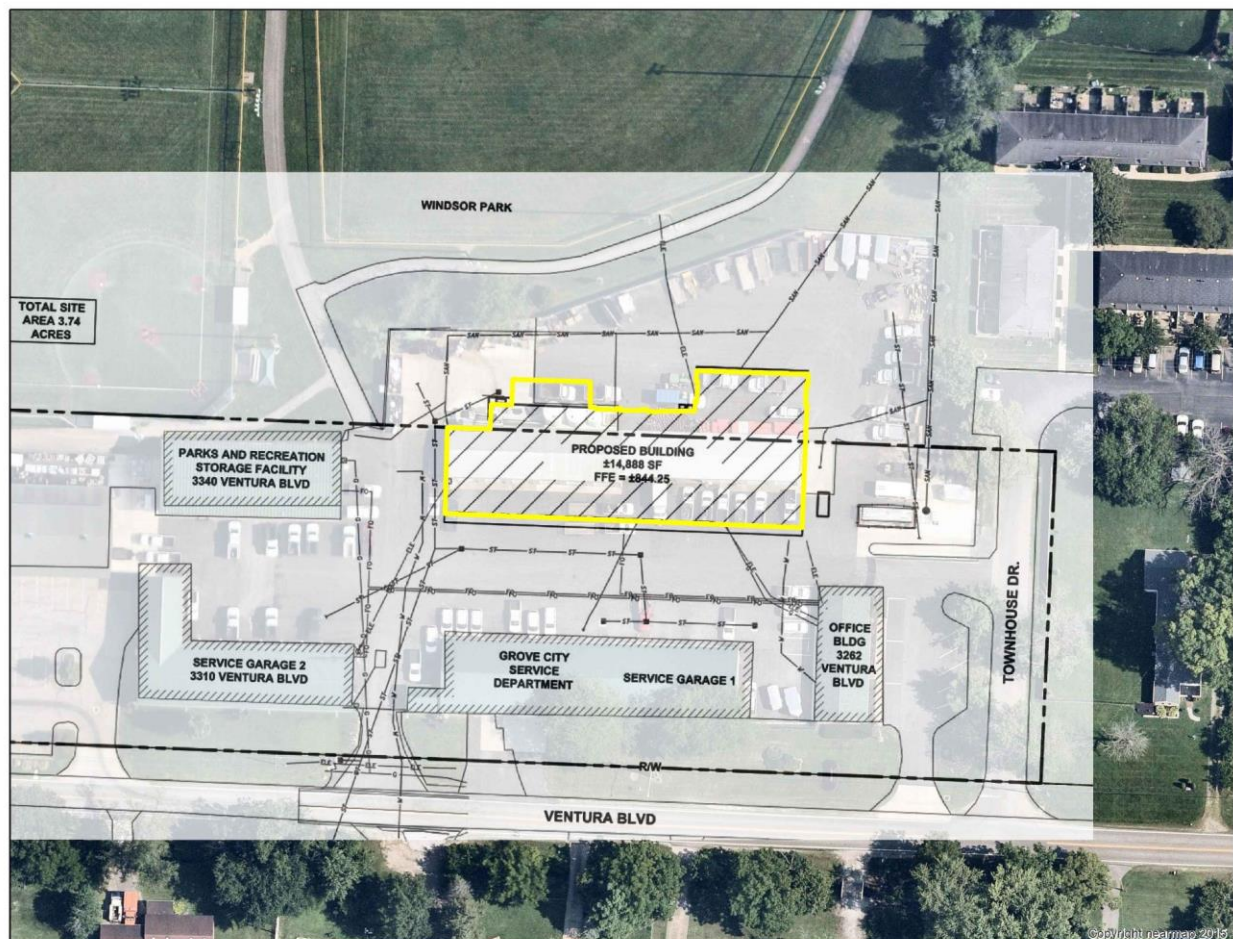
2. Analysis

The applicant is requesting approval of a Development Plan for a new 14,972-square-foot maintenance building at the Grove City Service Department Complex at 3262 Ventura Boulevard. The proposed location of the building overlaps onto two parcels, zoned PSO (Professional Services), and SD-3 (Recreational Facilities). A rezoning application has been submitted for concurrent review to rezone the location of the proposed building as part of a larger rezoning including the Service Department Complex, Windsor Park, and other contiguous city-owned property to CF (Community Facilities).

The GroveCity2050 Future Land Use and Character Map designates the site as Suburban Living (Low Intensity) and Preservation. Civic uses are listed as a secondary use in the Suburban Living (Low Intensity) designation, and the proposed garage would replace an existing building at a facility essential to providing city residents with a high-quality level of services.

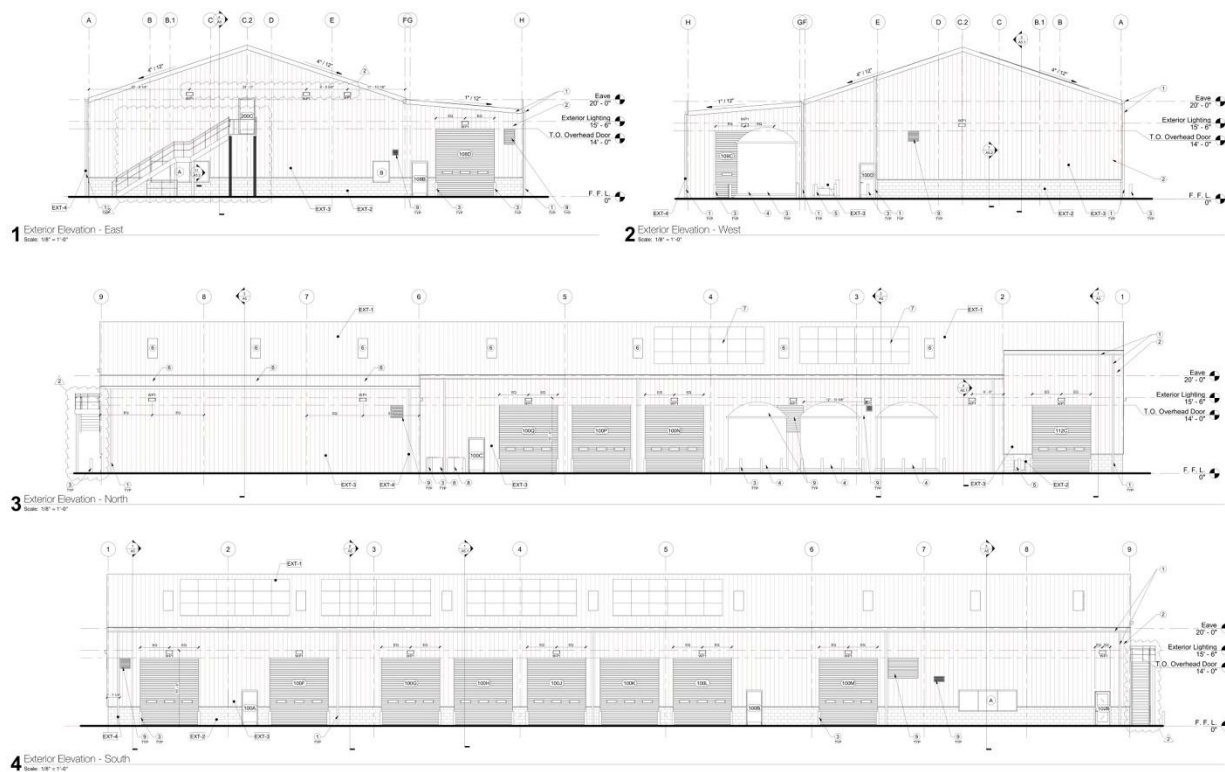
Site Plan

The proposed building will be located along the northern property line in the location of an existing building which will be demolished. The new building will occupy a larger footprint than the demolished building, including crossing the property line into Windsor Park, but will remain within the existing limits of the maintenance facility. As the building crosses the property line, to eliminate concerns related to building setbacks, the parcel containing most of the structure (PID 040-003360) should be combined with the parcel to the north (PID 040-001209). Existing drive aisles through the site will provide access to all sides of the new building.



Building

The proposed building will occupy a footprint of 14,972 square feet, and measure 31' 2" from grade to the peak of the roof. The building will be primarily finished with corrugated metal wall panels with a split-face concrete block base, both of which will be colored to match the other buildings on site. Green metal panel roofing is proposed, which will also match other buildings on site. Metal drive-in doors are proposed to provide access to the inside bays and will be finished white.



Landscaping

While a landscape plan was not provided with the application materials, the proposed building will have to meet the City's code requirements for landscaping. However, given the location of the building and the fact that it is designed to accommodate vehicle maintenance, if landscaping cannot be planted around the perimeter of the building, the required plantings should be located elsewhere on-site at the quantities required by code.

3.GroveCity2050 Guiding Principles Analysis

The City of Grove City adopted the GroveCity2050 Community Plan in January 2018, which contains specific goals, objectives, and actions to guide growth in the community. Five guiding principles are identified that articulate Grove City's community values and direct the recommendations in the Plan. Applications submitted to Planning Commission are reviewed based on these five Guiding Principles:

- (1) The City's small-town character is preserved while continuing to bring additional employment opportunities, residents, and amenities to the community.

Finding is Met: The proposed facility will not detract from the city's small-town character and will allow the city to continue to provide a high-quality level of services to both current and future residents.

- (2) **Quality design is emphasized for all uses to create an attractive and distinctive public and private realm.**

Finding is Met: The proposed buildings utilize the same exterior finish materials as the existing buildings on site which will keep a consistent aesthetic within the service complex.

- (3) **Places will be connected to improve the function of the street network and create safe opportunities to walk, bike, and access public transportation throughout the community.**

Finding Not Applicable: No changes are proposed to the area transportation network as a part of this application.

- (4) **Future development will preserve, protect, and enhance the City's natural and built character through sustainable practices, prioritizing parks and open space, and emphasizing historic preservation.**

Finding Not Applicable: Although the proposed building is adjacent to Windsor Park, the footprint is contained entirely within the existing limits of the service complex. As such, no changes are proposed to parkland as part of this application.

- (5) **Development provides the city with a net fiscal benefit.**

Finding Not Applicable: The scope of this development is limited in applicability to this principle, as the request is to replace an existing structure with a more modern facility to allow for the city to continue to provide a high-quality level of service to residents.

5. Recommendation

After review and consideration, the Development Department recommends Planning Commission make a recommendation of approval to City Council for the Final Development Plan with the following stipulation:

1. The parcel containing the majority of the structure (PID 040-003360) shall be combined with the parcel to the north (PID 040-001209).

6. Detailed History

1997

City Council approved a Development Plan for the Grove City Service Complex with resolution CR-17-97.

2005

City Council approved a Development Plan for a 4,466 square-foot garage with Resolution CR-95-05.

2016

City Council approved a Development Plan for a 3,240 square-foot garage with Resolution CR-49-16.



Grove City Planning Commission

FINAL DEVELOPMENT PLAN APPLICATION

Please provide the requested information and submit to:

DEVELOPMENT DEPARTMENT
4035 BROADWAY
GROVE CITY, OHIO 43123
614-277-3004

grovecityohio.gov/development

PROJECT / PROPERTY INFORMATION

PROJECT NAME: Grove City Maintenance Building

PROJECT LOCATION: 3262 Ventura Boulevard

STREET ADDRESS (OR NEAREST INTERSECTION WITH DISTANCE AND DIRECTION)

PARCEL ID NUMBER: 040-003360 & 040-001209

ACREAGE AFFECTED BY THIS APPLICATION: ± 2.00 ac

EXISTING ZONING: PSO

EXISTING LAND USE: PSO

PROPOSED ZONING: CF (Community Facilities)

PROPOSED LAND USE: (Community Facilities)

FUTURE LAND USE DESIGNATION: Suburban Living (Low Intensity)

PROPERTY OWNER INFORMATION

Note: Property ownership information should reflect how the property is held in accordance with the Franklin County Auditor's Office.

The City of Grove City Ohio 4035 Broadway Grove City Ohio, 43123

Name Address City, State, Zip

(614) 277-3000

Phone

Fax

Email

APPLICANT INFORMATION

Note: The applicant is the person(s) or entity seeking approval of this application.

Charles W. Boso Jr. City Administrator The City of Grove City Ohio

Name Title Company / Organization

4035 Broadway Grove City, Ohio 43202

Address City, State, Zip

(614) 277- 3000

Phone

Fax

Email

AUTHORIZED REPRESENTATIVE

Check box if same as Applicant: ☐

Note: The authorized representative is the person(s) or entity representing the applicant. As the authorized representative, you must have the legal authority to speak, represent and make commitments on behalf of the applicant. The City does not take any responsibility for the lack of communication between the authorized representative, applicant or related parties.

Name Title Company / Organization

Address City, State, Zip

Phone

Fax

Email

Relationship to the Applicant: (e.g. legal counsel, engineer, architect, land planner, contractor, etc.)

FOR OFFICE USE ONLY

DATE RECEIVED:

RECEIVED BY:

PAYMENT AMOUNT:

TENTATIVE PC MEETING DATE:

PC RECOMMENDATION:

CHECK NUMBER:

PROJECT ID NUMBER:

CITY'S REVIEW ENGINEER:

CITY'S PLAN REVIEW ENGINEER:

PLANNER IN CHARGE:

ADDITIONAL PROJECT INFORMATIONPROJECT NAME: Grove City Maintenance BuildingDEVELOPMENT TYPE: Commercial Retail ☐ Commercial Office ☐ Residential ☐ Industrial ☐ Mixed ☐ Other ☒ACREAGE DISTURBED: ±2.00 ac TOTAL FLOOR AREA: 14,972 sfNUMBER OF BUILDINGS: 1 BUILDING HEIGHT: 31' 2"

ESTIMATED NUMBER OF PERMANENT JOBS CREATED (IF APPLICABLE): _____

ESTIMATED VALUATION OF BUILDING IMPROVEMENTS: _____ ESTIMATED VALUATION OF SITE IMPROVEMENTS: _____

PROPERTY OWNER AUTHORIZATION OF APPLICANT SUBMITTAL AND SITE VISIT(S)

I, Charles W. Boso Jr, City Administrator, the current property owner hereby authorize the applicant The City of Grove City Ohio to submit this application. I agree to be bound by all representations and agreements made by the applicant and/or their authorized representative.

Additionally, as the current property owner, knowing that site visits to the property may be necessary, I hereby authorize **City representatives to enter, photograph and post notices on the property described in this application.**

Signature of Current Property Owner:  Date: 01/17/2024

STATE OF OHIO, COUNTY OF FRANKLIN

The above individual(s), being first duly sworn, deposes on oath and says that he/she has read the foregoing Affidavit subscribed by him/her, knows the contents thereof, and that the statements therein are true.

SUBSCRIBED AND SWORN TO before me this 17 day of January


Official Seal and Signature of Notary Public



Brittany Seebach
Notary Public, State of Ohio
My Commission Expires 11-24-2025

APPLICANT'S / AUTHORIZED REPRESENTATIVE S AFFIDAVIT

I, Charles W. Boso Jr. , City Administrator, the applicant or authorized representative, have read and understand the contents of this application. The information contained in this application, attached exhibits and other information submitted is complete and in all respects true and correct, to the best of my knowledge and belief.

Signature of Applicant or Authorized Representative: _____ Date: _____

STATE OF OHIO, COUNTY OF FRANKLIN

The above individual(s), being first duly sworn, deposes on oath and says that he/she has read the foregoing Affidavit subscribed by him/her, knows the contents thereof, and that the statements therein are true.

SUBSCRIBED AND SWORN TO before me this _____ day of _____, 20____.

Official Seal and Signature of Notary

REVIEW FEES

INSTRUCTIONS: All blanks/boxes must be completed or checked in order for the application submittal to be considered complete. The engineering review fee and planning review fee is calculated in accordance with the City's [Fee Recovery Policy](#). The submittal shall include the required number of copies (properly folded and collated) and contain all required supplementary documentation. Submitted materials shall be accurate, measurable and shall address all required checklist items contained within the attached supplemental requirements.

Application Processing Fee: \$ 300.00
Engineering Review Fee: \$ _____
Planning Review Fee: \$ _____
Total Submittal Fee: \$ _____

GROVE CITY 2050 GUIDING PRINCIPLES

In January 2018, the City of Grove City adopted the [Grove City 2050 Community Plan](#) to update the City's plans and policies to proactively shape where and how the community will grow. The Plan contains specific goals, objectives and actions to guide development in Grove City as well as the following five (5) guiding principles:

1. The City's small-town character shall be preserved while continuing to bring additional employment opportunities, residents and amenities to the community.
2. Quality design shall be emphasized for all uses to create an attractive and distinctive public and private realm.
3. Places shall be connected to improve the function of the street network and create safe opportunities to walk, bike and access public transportation throughout the community.
4. Future development shall preserve, protect and enhance the City's natural and built character through sustainable practices, prioritizing parks and open space and emphasizing historic preservation.
5. Development shall provide the City with a net fiscal benefit.



THE CITY OF GROVE CITY
SUBMITTAL REQUIREMENTS: FINAL DEVELOPMENT PLAN



PLEASE CONTACT STAFF FOR A LINK TO SUBMIT THE FOLLOWING ELECTRONIC FILES FOR INITIAL STAFF REVIEW:

- ☐ One signed and notarized application
 - ☐ Appropriate fee (\$300 plus applicable engineering and planning review fees – see [Fee Recovery Policy](#)). Please note that either cash, checks or credit card payments will be accepted. For credit card payments call 614-277-3004.
 - ☐ A project narrative describing the nature of the project as well as how the proposed development relates to existing and future land use in the surrounding area in terms of character, street design, trail connectivity, open space and other improvements
 - ☐ A metes and bounds legal description and survey of the property, stamped by a certified surveyor of the proposed Development Standards Text (if applicable)
 - ☐ If applicable, the following scaled plans showing:
 - a. Cover Page with signature block (see image below)
 - b. Site Plan
 - c. Grading Plan
 - d. Landscape Plan
 - e. Irrigation Plan
 - f. Utility Plan
 - g. Photometric Plan
 - h. Tree Survey
 - i. Demolition Plan
 - j. Site Details
 - k. Stormwater Management (per the [Stormwater Design Manual](#))
- | | |
|-------------------------------------|-------|
| City Administrator | _____ |
| Service Director | _____ |
| Reviewer for the City of Grove City | _____ |
| Fire Department Jackson Township | _____ |
- ☐ If applicable, scaled drawings showing:
 - a. Location of sign(s) and sign type (wall, ground, projecting or window)
 - b. Sign dimensions, including letter sizes and proposed distance from sign to grade
 - c. Copy layout and lettering styles (fonts) of signage
 - d. Materials and manufacturer to be used in fabrication
 - e. Total area of sign face (including frame)
 - f. Type of illumination
 - ☐ If applicable, architectural elevations – **in color** – with proposed colors and finish materials noted
 - ☐ If applicable, the preliminary stormwater calculations stamped by a professional engineer
 - ☐ A photograph of the finish material/color samples board (swatches, plans or product specifications)
 - ☐ A materials detail sheet listing material, manufacturer and color for all proposed exterior materials
 - ☐ If applicable, a traffic study indicating potential traffic generation for the proposed site
 - ☐ If the project is located in the proximity of existing residential development, it is strongly recommended that the applicant reach out with notifications to neighboring residents.

NOTE: One (1) paper copy (8 1/2 x 11) of all final materials being presented to Planning Commission will be required, as well as one 24 x 36 copy of all plan sheets, if applicable.

For additional information, contact the Grove City Development Department at 614-277-3004 or visit our website at www.grovecityohio.gov/development.



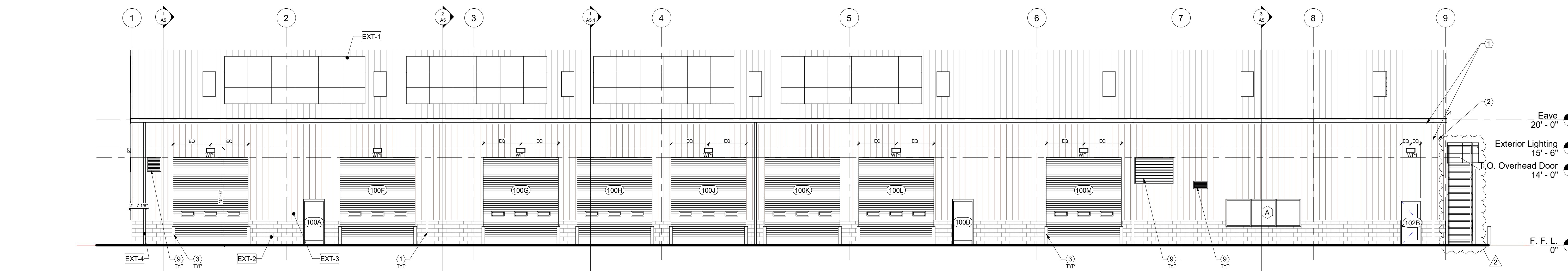
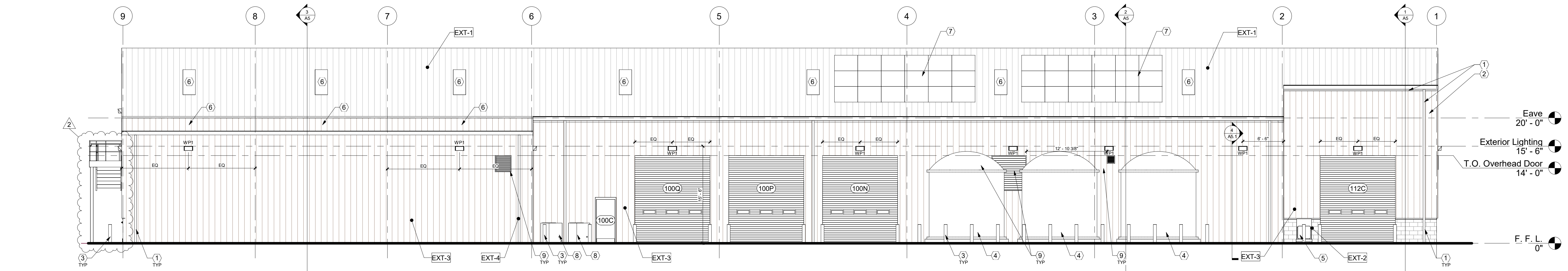
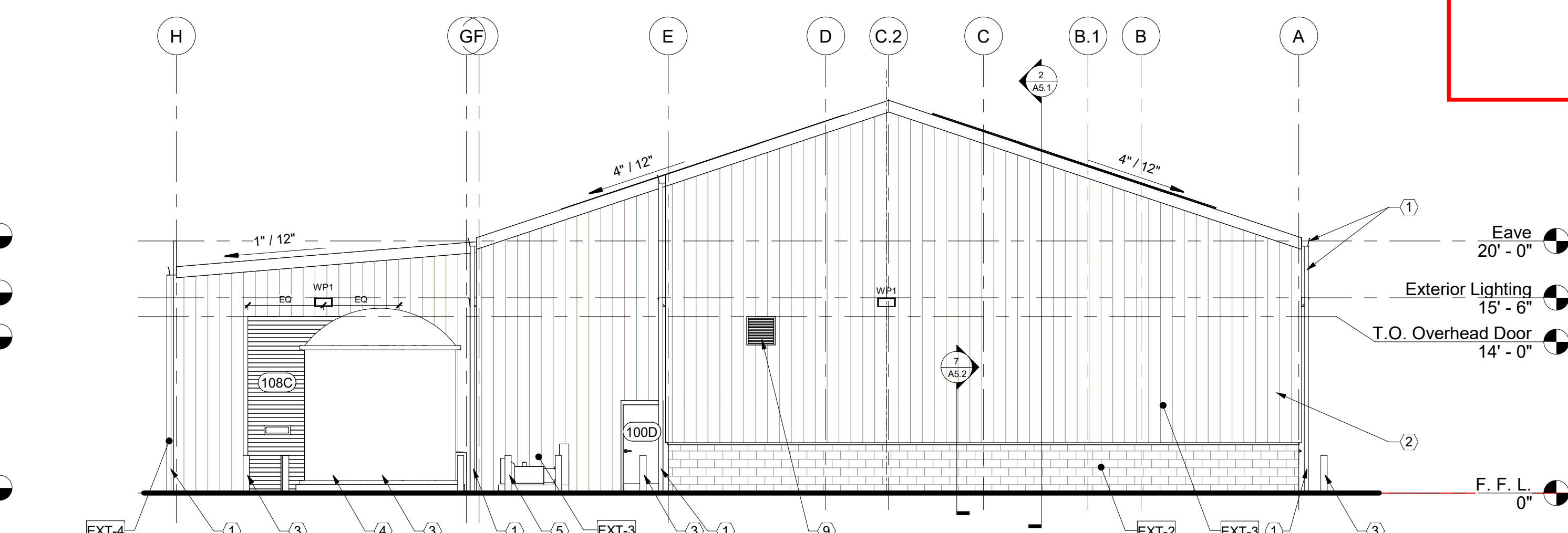
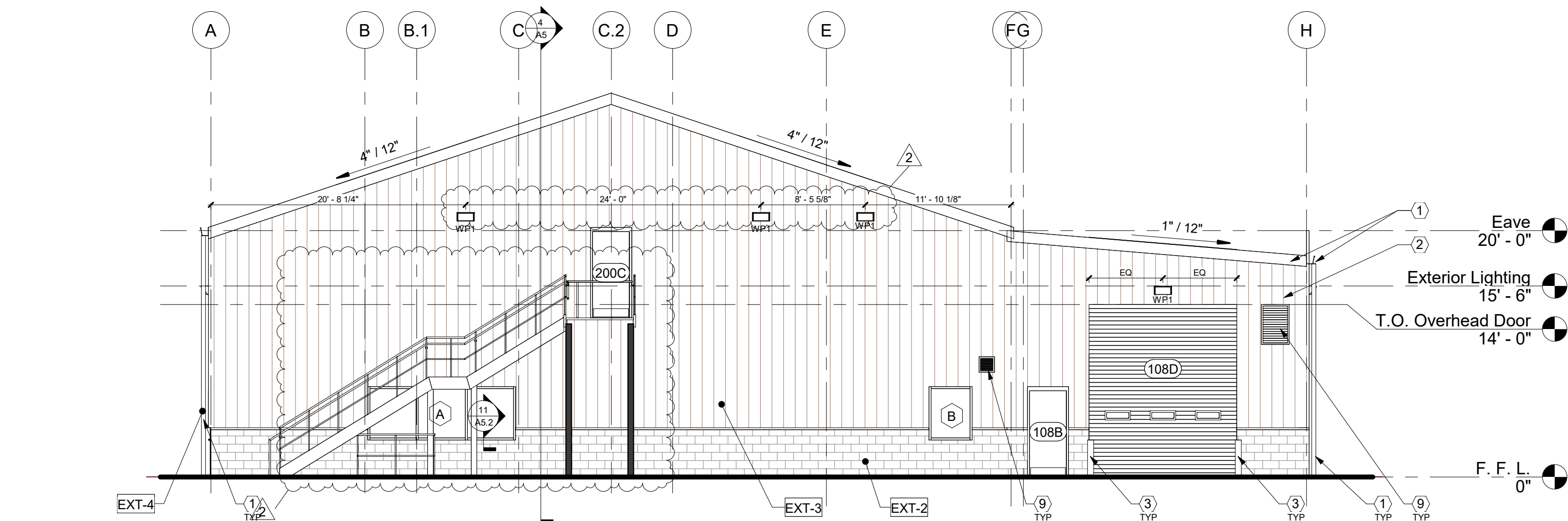
Grove City Planning Commission Meeting and Deadline Schedule 2024

Planning Commission		City Council
Planning Commission Application Filing Deadline	Planning Commission Meeting Date	Tentative City Council Meeting Date*
November 29, 2023	January 2, 2024	1st Reading January 16, 2024 2nd Reading February 5, 2024
January 3, 2024	February 6, 2024	1st Reading February 20, 2024 2nd Reading March 4, 2024
January 31, 2024	March 5, 2024	1st Reading March 18, 2024 2nd Reading April 1, 2024
February 28, 2024	April 2, 2024	1st Reading April 15, 2024 2nd Reading May 6, 2024
April 3, 2024	May 7, 2024	1st Reading May 20, 2024 2nd Reading June 3, 2024
May 1, 2024	June 4, 2024	1st Reading June 17, 2024 2nd Reading July 1, 2024
May 29, 2024	July 2, 2024	1st Reading July 15, 2024 2nd Reading August 5, 2024
July 3, 2024	August 6, 2024	1st Reading August 19, 2024 2nd Reading September 3, 2024
July 31, 2024	September 3, 2024	1st Reading September 16, 2024 2nd Reading October 7, 2024
September 3, 2024	October 8, 2024	1st Reading October 21, 2024 2nd Reading November 4, 2024
October 2, 2024	November 5, 2024	1st Reading November 18, 2024 2nd Reading December 2, 2024
October 30, 2024	December 3, 2024	1st Reading December 16, 2024 2nd Reading January 6, 2024

Time frames for approval vary based on application type. See approval timelines below for more detail.

- Lot Split applications are approved by Planning Commission and do not require City Council approval.
 - Certificate of Appropriateness, Development Plan and Preliminary Development Plan applications are approved by Resolution and require one reading by City Council.
 - Plat and Special Use Permit applications are approved by Ordinance and require two readings by City Council. A 30-day effective period is required after approval.
 - Rezoning applications are approved by Ordinance and require two readings by City Council. A 30-day notification period is required between readings and a 30-day effective period is required after approval.
- Additional Notes:
1. Planning Commission meetings are held in Council Chambers of City Hall at 1:30 pm, on the first Tuesday following the first Monday of each month, unless otherwise noted.
 2. The complete application packet, including all sets of drawings should be submitted no later than 4:00 pm on the filing date. INCOMPLETE ITEMS WILL NOT BE ACCEPTED FOR REVIEW.
 3. Applications shall be submitted to the Grove City Development Department, located on the first floor of City Hall, 4035 Broadway, Grove City, Ohio. Please contact the Development Department for further information at 614-277-3004 or visit our website at www.grovecityohio.gov/development.

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GENERAL NOTES - EXTERIOR ELEVATIONS

- Do not scale drawings. If dimensions are in question, the contractor shall be responsible for seeking clarification from Architect prior to construction.
- All dimensions are from finished surface to finished surface, unless noted otherwise.

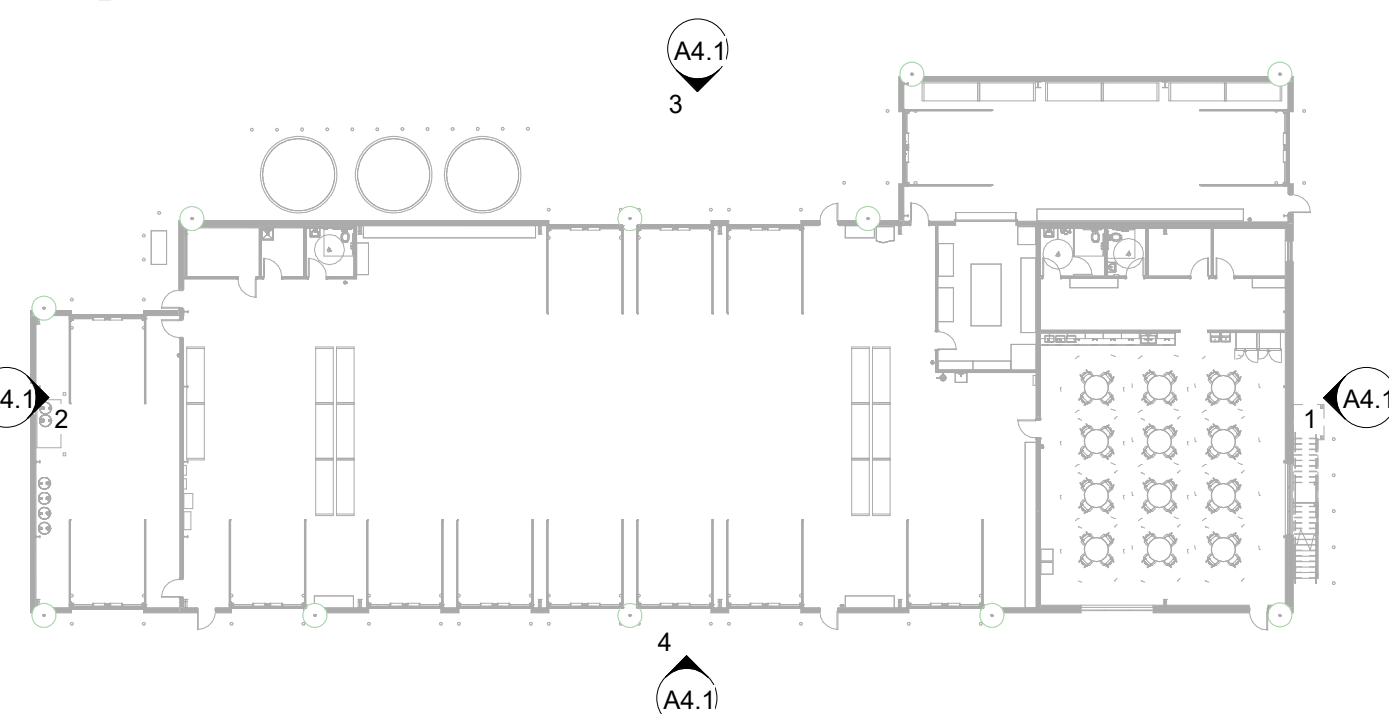
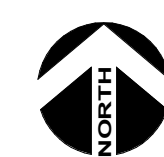
SCHEDULE - FINISHES

Type	Description	Manufacturer	Model	Comments
EXT-1	Roof Panel (Green)	By Contractor	PEMB Roof Panel	Match Owner's Sample; Evergreen Pro-Rib Steel Panel
EXT-2	Split Face Concrete Block Colored	By Contractor	Match color of adjacent buildings	
EXT-3	Metal, Corrugated (Walls)	By Contractor	PEMB Wall Panel	Tan, Match color with building to be removed (by Chief Buildings), refer to details. Provide color sample prior to fabrication of metal building for approval by Owner
EXT-4	Paint, Green	By Contractor	Match Owner's Sample	

KEYNOTES - EXTERIOR ELEVATIONS

- Pre-finished metal downspout/ gutter. Refer to roof plan and PEMB drawing.
- PEMB wall panel by Manufacturer, refer to Wall Sections
- Bollard, refer to details
- Brine tank
- Generator
- PEMB skylight, refer to Roof Plan and PEMB manufacturers drawings
- Solar panels, refer to Roof Plan
- Condensing unit
- Louver shown for reference only, refer to HVAC Drawings

KEY PLAN - EXTERIOR ELEVATIONS



Design Collective

OWNER
Grove City
4035 Broadway
Grove City, OH 43123

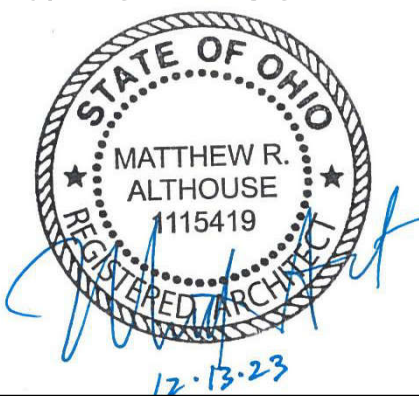
ARCHITECT
Design Collective Architecture
151 East Nationwide Blvd.
Columbus, OH 43215
Tel: (614) 464-2680

CIVIL ENGINEER
Kimley-Horn
7865 North High St, Suite 200
Columbus, OH 43235
Tel: (614) 454-6699

STRUCTURAL ENGINEER
Paul J. Ford & Company
250 E Broad St #600
Columbus, OH 43215
Tel: (614) 221-6679

MEP ENGINEER
Prater Engineering Associates, Inc.
6130 Wilcox Road
Dublin, OH 43016
Tel: (614) 766-4896

PROJECT STATUS
Bid/ Permit Set



Matthew R. Althouse, License # 1115419
Expiration Date: December 31, 2023

Grove City Maintenance Building
3262 Ventura Blvd, Grove City, OH 43123

#	Description	Date
2	Revision 2	12/12/2023

INITIAL ISSUE DATE
10/11/2023
PROJECT NO.
1296.01

Exterior Elevations

A4.1

Prater Engineering Associates, Inc
6130 Wilcox Road
Dublin, OH 43016
Tel: (614) 766-4896

All items contained within these drawings are assumed to be supplied and installed by the General Contractor unless noted otherwise. It is the responsibility of the GC to coordinate delivery and install as applicable within the scope of work.

Class A: flame spread index 0-25; smoke-developed index 0-450.
Class B: flame spread index 26-75; smoke-developed index 0-450.
Class C: flame spread index 76-200; smoke-developed index 0-450.

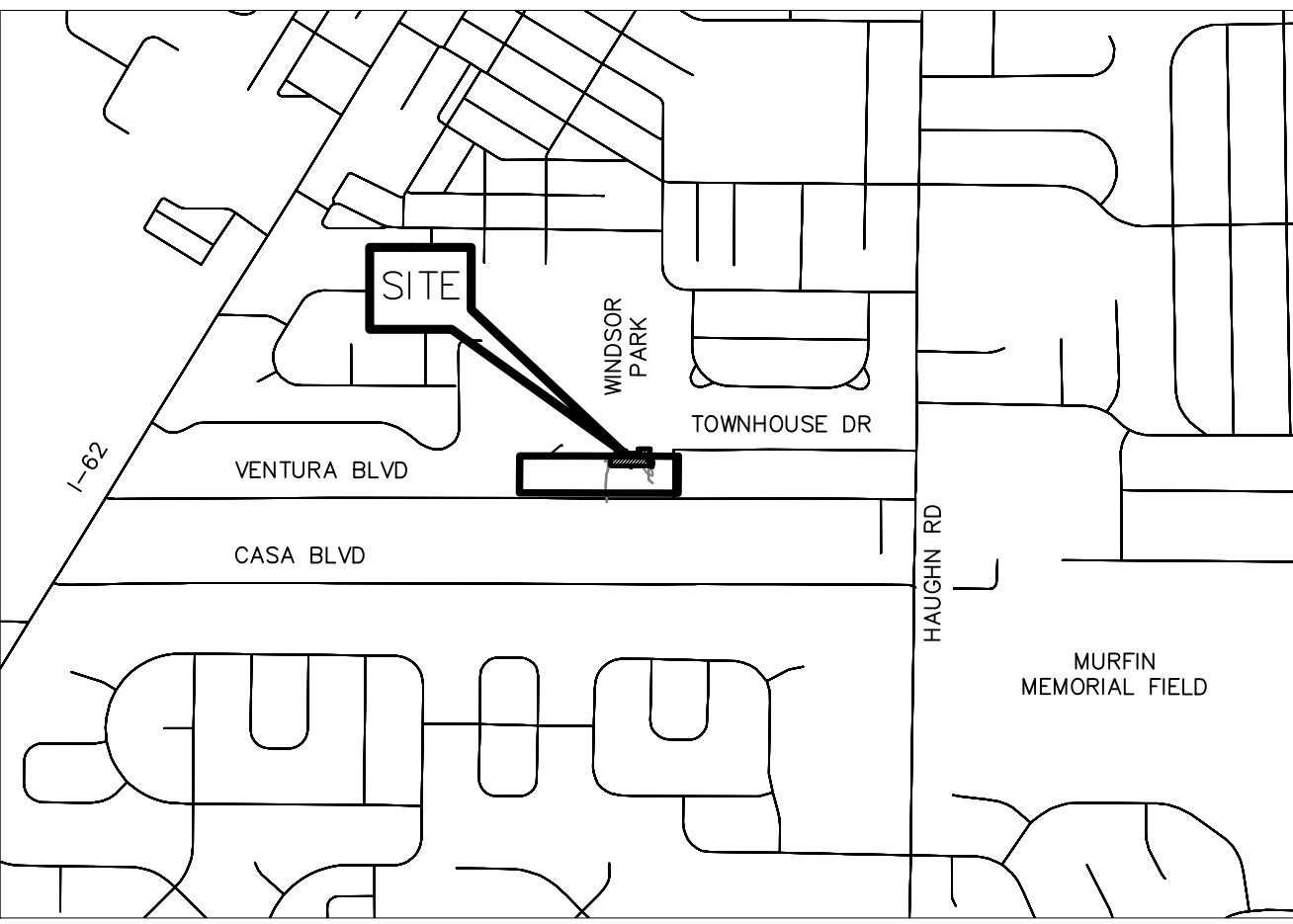
CITY OF GROVE CITY, OHIO
PRIVATE SITE IMPROVEMENT PLAN FOR
GROVE CITY
SERVICES BUILDING
2023

Sheet List Table	
SHEET NO.	SHEET TITLE
1	Title Sheet
2	General Notes
3	General Notes
4	Details and Quantities
5	Demolition Plan
6	Grading and Utility Plan
7	Erosion Control Notes

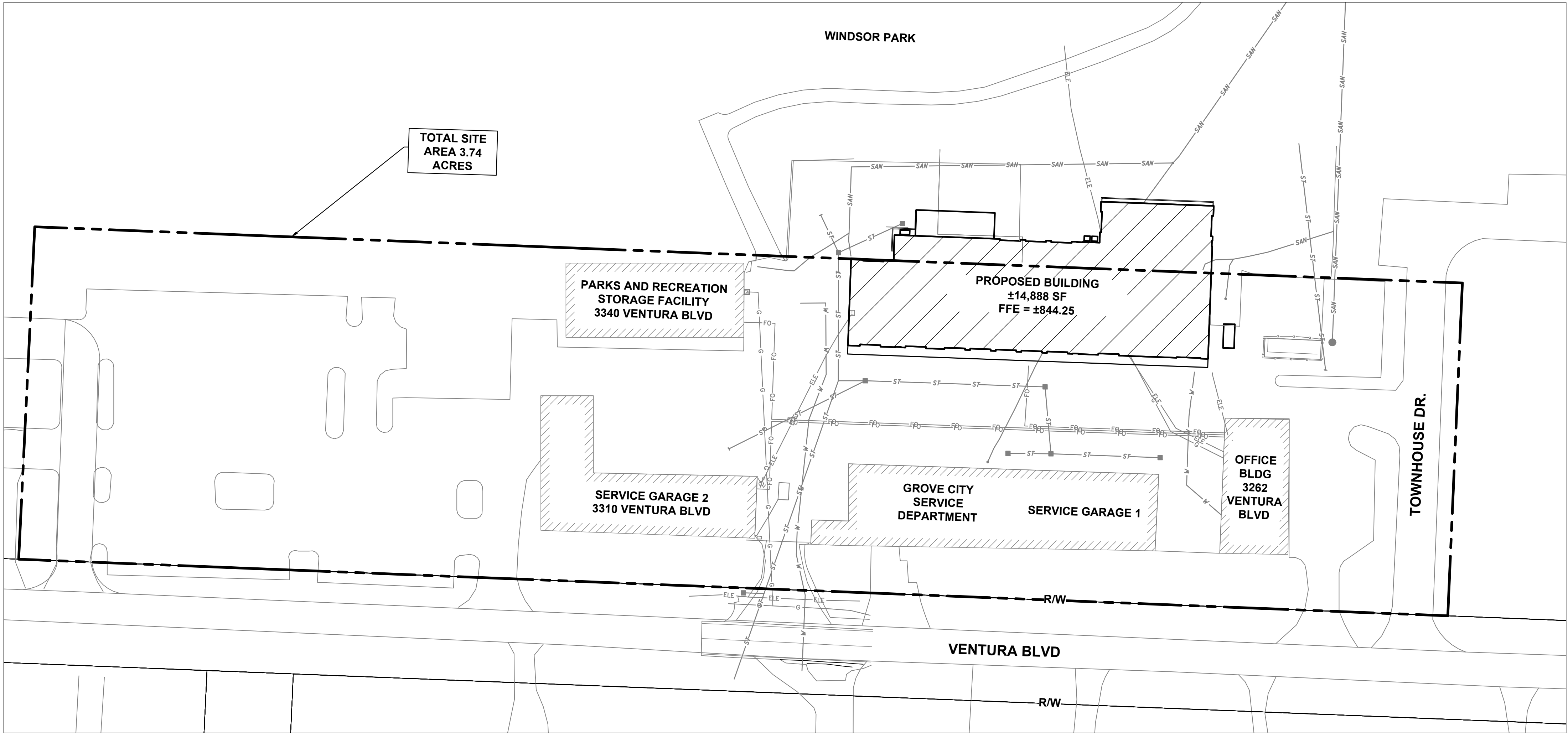
SITE DATA
DISTURBED ACREAGE: ±0.64 AC
TOTAL SITE AREA: ±3.74 AC

REFERENCES

EXISTING TOPOGRAPHIC INFORMATION IS BASED ON FIELD RUN SURVEY PERFORMED BY CESO ON 5/10/2023, AND LIDAR DATA PROVIDED BY OHIO GEOGRAPHICALLY REFERENCED INFORMATION PROGRAM OBTAINED ON 6/5/2023.



VICINITY MAP
SCALE: 1"=1000'



INDEX MAP
SCALE: 1"=60'

STANDARD CONSTRUCTION DRAWINGS			
CITY OF GROVE CITY		CITY OF COLUMBUS	
C-GC-26	C-GC-71A	L-1001	L-6312
C-GC-58	C-GC-77	L-1003	L-6320
		L-1004	L-6640
		L-6306	L-7001
		L-6309A	L-7401
		L-6310	L-9901
		L-6311	

OWNER
GROVE CITY SERVICE DEPARTMENT
3262 VENTURA BLVD.
GROVE CITY, OH 43123
CONTACT: CINDI FITZPATRICK
TEL: (614) 277-1101
EMAIL: CFITZPATRICK@GROVECITYOHIO.GOV

ARCHITECT
DESIGN COLLECTIVE
151 EAST NATIONWIDE BLVD.
COLUMBUS, OH 43215
CONTACT: MATTHEW ALTHOUSE
TEL: (614) 464-2880
EMAIL: MALTHOUSE@DCCOLLECTIVE.COM

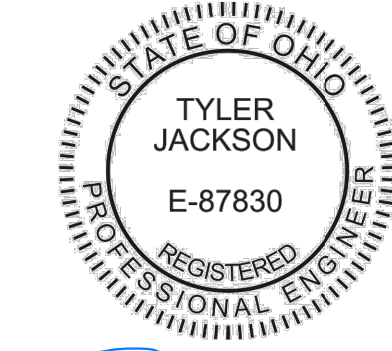
ENGINEER
KIMLEY-HORN AND ASSOCIATES, INC.
7965 NORTH HIGH STREET, SUITE 200
COLUMBUS, OH 43231
CONTACT: TYLER JACKSON
TEL: (614) 472-8552
EMAIL: TYLER.JACKSON@KIMLEY-HORN.COM

SURVEYOR
CESO, INC.
2800 CORPORATE EXCHANGE DRIVE, SUITE 400
COLUMBUS, OH 43231
CONTACT: MATT ACKROYD
TEL: (380) 214-8986
EMAIL: MATT.ACKROYD@CESOINC.COM

PROFESSIONAL ENGINEER'S CERTIFICATION

I, TYLER JACKSON, A LICENSED PROFESSIONAL ENGINEER OF OHIO, HEREBY CERTIFY THAT THIS SUBMISSION WAS PREPARED ON BEHALF OF GROVE CITY SERVICES DEPARTMENT BY KIMLEY-HORN AND ASSOCIATES, INC. UNDER MY PERSONAL DIRECTION. THIS TECHNICAL SUBMISSION IS INTENDED TO BE USED AS AN INTEGRAL PART OF AND IN CONJUNCTION WITH THE PROJECT SPECIFICATIONS AND CONTRACT DOCUMENTS.

DATED THIS 11TH DAY OF OCTOBER , 2023.



OHIO LICENSED PROFESSIONAL ENGINEER E-87830
MY LICENSE EXPIRES ON 12/31/2024

No.		DATE		BY	APR DATE	APR BY		
		REVISIONS						
© 2023 KIMLEY-HORN AND ASSOCIATES, INC. 7965 NORTH HIGH STREET, SUITE 200 COLUMBUS, OH 43231 PHONE: 614-454-6899 WWW.KIMLEY-HORN.COM								
SCALE: AS NOTED								
DESIGNED BY: ELS								
DRAWN BY: GTU								
CHECKED BY: BP								
TITLE SHEET								
GROVE CITY MAINTENANCE BUILDING GROVE CITY, OH (JACKSON TOWNSHIP - FRANKLIN COUNTY)								
ORIGINAL ISSUE: 10/11/2023								
KHA PROJECT NO. 190101002								
SHEET NUMBER 1 OF 7								

This document, together with the concepts and designs presented herein, as an instrument

STREET, STORM AND WATER GENERAL NOTES - REVISED MARCH 28, 2023

8. ROADWAY BACKFILL FOR WATER MAIN: TRENCHES WITHIN A 1:1 INFLUENCE OF THE CURB AND/OR PAVEMENT, INCLUDING ALL POINTS TO WITHIN 3- FEET BEHIND THE CURB OR EDGE OF PAVEMENT, SHALL BE FILLED AND COMPACTED PER 801.11 BACKFILL. TRENCHES WITHIN THE RIGHT-OF-WAY, BUT OUTSIDE THE ROAD INFLUENCE, SHALL BE FILLED AND COMPACTED AS PER 801.12 BACKFILL. ALL OTHER TRENCHES SHALL BE FILLED AND COMPACTED AS PER 801.12 BACKFILL AT A MINIMUM, OR AS OTHERWISE INDICATED WITHIN THESE PLANS.

ALL ITEM NUMBERS SHOWN BELOW REFER TO CITY OF COLUMBUS CONSTRUCTION AND MATERIAL SPECIFICATIONS (CMSC) ITEM NUMBERS.

801.11 BACKFILL SHALL BE GRANULAR MATERIAL, CONFORMING TO ITEM 304, COMPACTED AS STIPULATED IN ITEM 801.11. IN ALL CASES GRANULAR MATERIAL SHALL BE USED AROUND ALL VALVES AND STRUCTURES. ITEM 613 LOW STRENGTH MORTAR BACKFILL IS REQUIRED WHEN THE SEWER IS INSTALLED UNDER EXISTING PAVEMENT, BUT OTHERWISE ONLY ALLOWED WHEN SPECIFICALLY REQUESTED BY THE CITY. IN SUCH CASES SHALL BE TYPE II OR TYPE III.

801.12 BACKFILL SHALL BE NATURAL SOIL FREE FROM STONES LARGER THAN 2-INCHES ACROSS THEIR GREATEST DIMENSION, TOPSOIL, VEGETATION, DEBRIS, RUBBISH OR FROZEN MATERIAL, COMPACTED PER THE REQUIREMENTS OF 801.12.

AGGREGATE FOR BEDDING SHALL BE NO. 57 AS PER ITEM 703.

THE EXCAVATED TRENCH WIDTH 12-INCHES ABOVE THE CONDUIT MAY BE INCREASED WITHOUT EXTRA COMPENSATION.

39. TRENCHES: ALL TRENCHES SHALL BE MAINTAINED AS SAFE AS POSSIBLE BY THE CONTRACTOR AT ALL TIMES AND BACKFILLED AS SOON AS PRACTICAL. ALL TRENCHES DURING NON-WORKING HOURS REQUIRE TRAFFIC PLATES, AND/OR LIGHTED BARRICADES AND CONSTRUCTION FENCE.

40. WATER MAIN SEPARATION: THE CONTRACTOR SHALL MAINTAIN 18-INCHES VERTICAL AND 10- FEET HORIZONTAL SEPARATIONS BETWEEN ANY WATER MAIN AND SANITARY OR STORM SEWERS.

41. DEFLECTION TESTING: ALL FLEXIBLE SEWERS ARE SUBJECT TO MANDEREL TESTING AND VIDEO INSPECTION AS DIRECTED BY THE CITY ENGINEER. TESTING SHALL BE PERFORMED NO SOONER THAN 10 DAYS AFTER THE TRENCHES HAVE BEEN BACKFILLED AND ALL ROADWAY AND SITE FILLS OVER THE SEWERS CONSTRUCTED. THE TESTING SHALL BE COMPLETED IN CONFORMANCE WITH THE REQUIREMENTS OF CMSC ITEM 901.21. MAXIMUM DEFLECTION SHALL NOT EXCEED 5% OF THE BASE INSIDE DIAMETER. COST OF THE TESTING SHALL BE AT THE EXPENSE OF THE CONTRACTOR.

42. GRADE CHECKS: THE CONTRACTOR SHALL ENSURE THERE IS A SURVEYOR'S LEVEL AND ROD ON THE PROJECT FOR USE IN PERFORMING GRADE CHECKS WHENEVER SEWER LINE STRUCTURES OR PIPE ARE BEING INSTALLED. THE CONTRACTOR SHALL MAKE THIS EQUIPMENT AVAILABLE FOR THE USE OF, AND ASSIST, THE CITY'S RESIDENT PROJECT REPRESENTATIVE (RPR) IN PERFORMING GRADE CHECKS WHEN REQUESTED. THE RPR WILL MAKE ALL REASONABLE ATTEMPTS TO CONFINED REQUESTS FOR ASSISTANCE IN PERFORMING GRADE CHECKS TO A TIME CONVENIENT TO THE CONTRACTOR.

THESE CHECKS WILL BE PERFORMED TO ENSURE THE FOLLOWING:

- A. PROPER PLACEMENT OF EACH STRUCTURE.
- B. PROPER INSTALLATION OF INITIAL RUNS OF PIPE FROM A STRUCTURE.
- C. GRADE, AFTER AN OVERNIGHT OR LONGER SHUTDOWN.
- D. GRADE, AT ANY OTHER TIME THE RPR HAS REASON TO QUESTION GRADE OF INSTALLATION.

A GRADE CHECK PERFORMED BY THE CITY RPR IN NO WAY RELIEVES THE CONTRACTOR FROM THE ULTIMATE RESPONSIBILITY TO ENSURE CONFORMANCE TO THE PLAN GRADE.

43. GRADE CHANGES: IF IT IS DETERMINED THAT THE ELEVATION OF THE EXISTING SEWER, OR EXISTING APPURTENANCE TO BE CONNECTED TO, DIFFERS FROM THE PLAN ELEVATION OR RESULTS IN A CHANGE IN THE PLAN SEWER SLOPE, THE DESIGN ENGINEER SHALL BE NOTIFIED BEFORE STARTING CONSTRUCTION OF ANY PORTION OF THE PROPOSED SEWER WHICH WILL BE AFFECTED BY THE VARIANCE IN THE EXISTING ELEVATIONS.

IF IT IS DETERMINED THAT THE PROPOSED SEWER WILL INTERSECT AN EXISTING SEWER OR UNDERGROUND UTILITY IF CONSTRUCTED AS SHOWN ON THE PLAN, THE DESIGN ENGINEER SHALL BE NOTIFIED BEFORE STARTING CONSTRUCTION OF ANY PORTION OF THE PROPOSED SEWER WHICH WOULD BE AFFECTED BY THE INTERFERENCE WITH AN EXISTING FACILITY.

GRADES AND ELEVATIONS SHOWN ON THE PLANS SHALL NOT BE REVISED UNDER ANY CIRCUMSTANCES WITHOUT FIRST OBTAINING WRITTEN APPROVAL FROM THE CITY.

44. STRUCTURE ADJUSTMENT: THE CONTRACTOR SHALL FIELD VERIFY THE TOP OF CASTING ELEVATION OF ALL PROPOSED MANHOLES. IF PRECAST STRUCTURES ARE UTILIZED, A MINIMUM OF THE TOP 6-INCH AND A MAXIMUM OF 12-INCH SHALL BE FIELD PLACED WITH GRADE RINGS TO ALLOW FOR FIELD ADJUSTMENT.

45. TEMPORARY BULKHEAD: THE CONTRACTOR SHALL INSTALL A TEMPORARY BULKHEAD, WHERE DIRECTED ON THE PLANS, PRIOR TO CONSTRUCTION OF THE PROPOSED SEWERS AND SHALL MAINTAIN SAME UNTIL SAID SEWERS ARE ACCEPTED BY THE CITY.

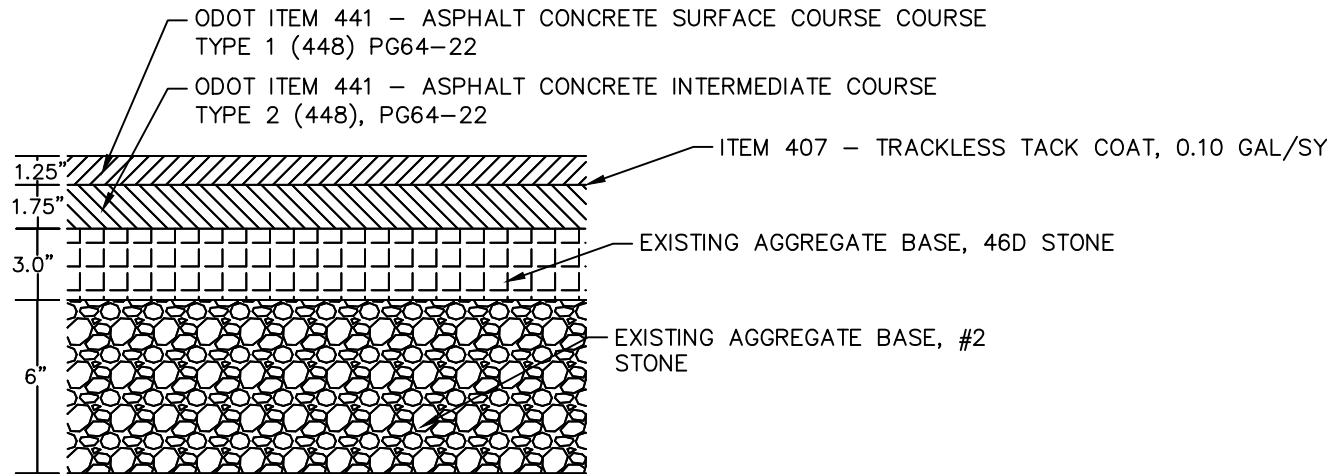
46. BACKFILL TESTING: PRIOR TO CONSTRUCTION OF THE PUBLIC ROADWAY, SOIL DENSITY TESTS SHALL BE MADE ON ALL SANITARY SEWER, WATER AND DESIGNATED STORM SEWER TRENCHES WHICH CROSS THE PROPOSED PAVEMENTS OR WHICH LIE SUCH THAT THE PROPOSED PAVEMENTS ARE LOCATED WITHIN ANY PART OF THE INFLUENCE LINE OF SAID TRENCH. WHERE SAID RESULTS INDICATE THAT THE TRENCH BACKFILL DOES NOT MEET THE COMPACTION REQUIREMENTS OF ITEM 801.11 OR 912.03, AS APPLICABLE, OF THE CONSTRUCTION AND MATERIAL SPECIFICATIONS (CMSC), ALL BACKFILL MATERIAL SHALL BE REMOVED, REPLACED, AND RE-TESTED UNTIL COMPACTION MEETS SAID REQUIREMENTS OF ITEM 801.11 OR 912.03, AS APPLICABLE.

47. CONCRETE CURE AND SEAL: ALL EXPOSED EXTERIOR CONCRETE FINISHED FLATWORK IS TO RECEIVE 2 COATS OF DAYTON SUPERIOR CURE & SEAL 1315 EFL, VOCODUR-25 CURE & SEAL, OR EQUIVALENT EQUAL, NO OTHER METHOD OR CURING COMPOUND WILL BE PERMITTED. THIS NOTE SUPERSEDES ANY OTHER NOTE OR STANDARD DRAWING REFERENCED. PAYMENT FOR THIS CURING COMPOUND AND ASSOCIATED WORK SHALL BE INCLUDED IN THE ASSOCIATED PAY ITEMS THAT REQUIRE EXPOSED CONCRETE FLATWORK INCLUDING BUT NOT LIMITED TO CURB, COMBINED CURB AND GUTTER, DRIVE APPROACHES, SIDEWALKS, AND CURB RAMPS.

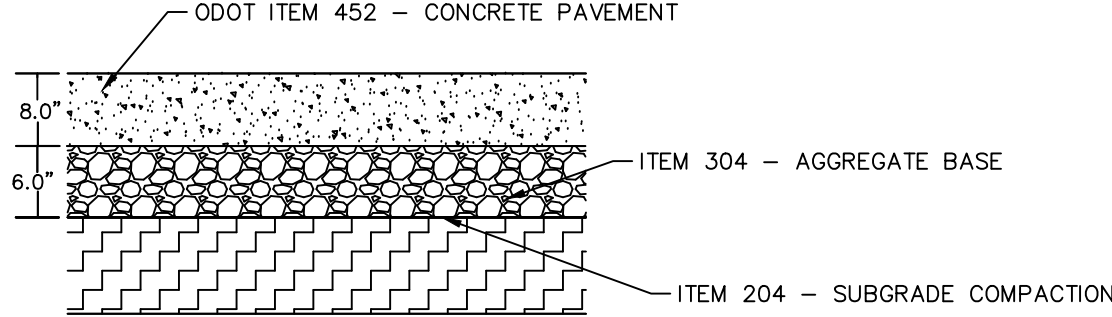
48. RECORD DRAWINGS: THE CONTRACTOR SHALL PROVIDE RECORD DRAWINGS PER LATEST VERSION OF RECORD DRAWING POLICY AT TIME OF PROJECT COMPLETION. AT A MINIMUM, THE PLANS MUST INCLUDE RECORD DRAWINGS FOR ALL SANITARY AND STORM STRUCTURES AND IDENTIFY ANY AND ALL FIELD MODIFICATIONS TO, AND DEVIATIONS FROM, THE APPROVED PLAN SET. THE PLANS MUST ALSO INCLUDE THE INSTALLED PIPE LENGTH, PIPE DIAMETER, COORDINATES OF WATER QUALITY BMPs, AND NORMAL POOL ELEVATIONS. WATER INFRASTRUCTURE SHALL BE DOCUMENTED ON THE RECORD DRAWINGS IN ACCORDANCE WITH THE CURRENT CITY OF COLUMBUS WATER LINE RECORD PLAN PREPARATION CHECKLIST. A REDLINE SET OF PLANS REFLECTING THE AS-BUILT INFORMATION SHALL BE KEPT ONSITE AND UPDATED BY THE RESIDENT PROJECT REPRESENTATIVE. IF THE REDLINE PLANS ARE INCOMPLETE OR MISSING INFORMATION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR SUPPLYING THE MISSING INFORMATION BY FIELD SURVEY OR OTHER MEANS TO FACILITATE A COMPLETE SET OF RECORD DRAWINGS. UPON APPROVAL OF THE REDLINE SET THE CONTRACTOR IS RESPONSIBLE FOR SUBMITTING AN ELECTRONICALLY DRAFTED RECORD DRAWING SET TO THE CITY.

Drawing name: K:\CIE_LDE\190101002_Design_Collective_OC Maintenance Bldg\2_Design\CAD\PlanSheets\PSIP\Details and Quantities.dwg Layout1 Dec 15, 2023 7:56am by: Alex Braun

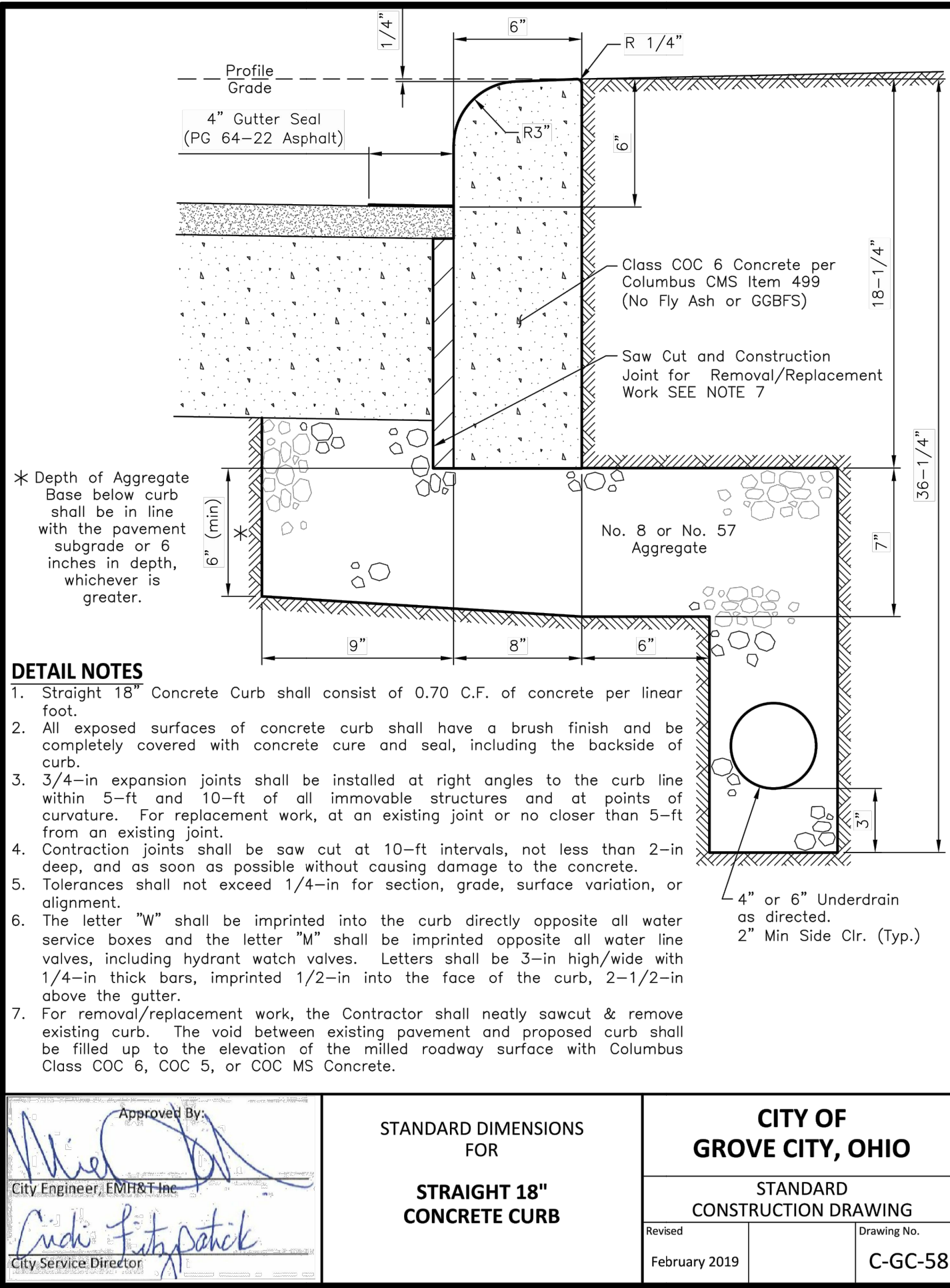
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PROPOSED ASPHALT PAVEMENT SECTION
N.T.S.



CONCRETE PAVEMENT SECTION
N.T.S.



ESTIMATE OF QUANTITIES			
ITEM	QTY	UNIT	DESCRIPTION
202	1141	SY	ASPHALT PAVEMENT REMOVAL
202	183	SY	CONCRETE PAVEMENT REMOVAL
202	LUMP	SUM	MISC UTILITY REMOVAL AND ABANDONMENT PER PLAN
207	8	EA	INLET PROTECTION
441	312	SY	CONCRETE PAVEMENT
441	605	SY	ASPHALT PAVEMENT
609	110	LF	STRAIGHT 18" CONCRETE CURB
901	220	LF	6" SANITARY PIPE AND APPURTENANCES
915	3	EA	SANITARY SEWER CLEANOUT WITH CAST IRON BOX AND COVER

SCALE: AS NOTED

DESIGNED BY: ELS

DRAWN BY: GTU

CHECKED BY: BP

REVISIONS PER BUILDING PERMIT CORRECTIONS

TGJ

12/12/2023

REVISIONS

No.

DATE

BY

APR DATE

APR BY

GROVE CITY

MAINTENANCE BUILDING

GROVE CITY, OH

(JACKSON TOWNSHIP - FRANKLIN COUNTY)

ORIGINAL ISSUE:

10/11/2023

KHA PROJECT NO.

190101002

SHEET NUMBER

4

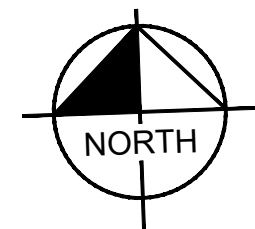
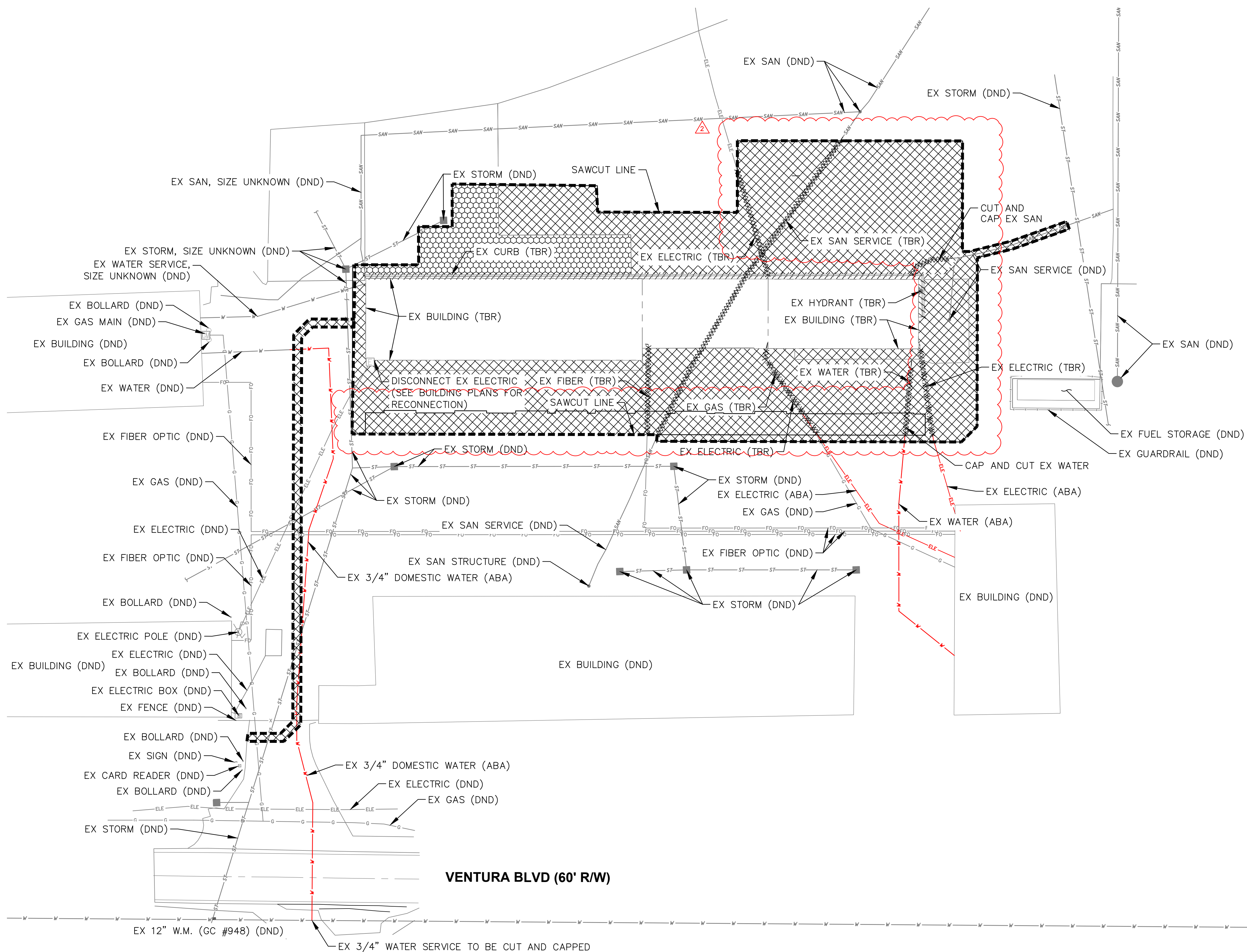
OF 7

Kimley»Horn

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DETAILS AND QUANTITIES

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GRAPHIC SCALE IN FEET

A horizontal line with vertical tick marks at 0, 10, 20, and 40. The segment between 10 and 20 is shaded black.

LEGEND

	EXISTING PROPERTY LINE
	EXISTING PROPERTY BOUNDARY
	EXISTING RIGHT-OF-WAY
	EXISTING PAVEMENT
	EXISTING BUILDING
	EXISTING STREAM
	EXISTING FLOODWAY
	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
	EXISTING GAS LINE
	EXISTING STORM SEWER
	EXISTING WATER LINE
	EXISTING SANITARY LINE
	EXISTING UNDERGROUND ELECTRIC LINE
	FULL DEPTH PAVEMENT REMOVAL
	FULL DEPTH CONCRETE REMOVAL
	UTILITY REMOVAL
	SAWCUT LINE
	CURB REMOVAL
	ABANDON UTILITY IN PLACE

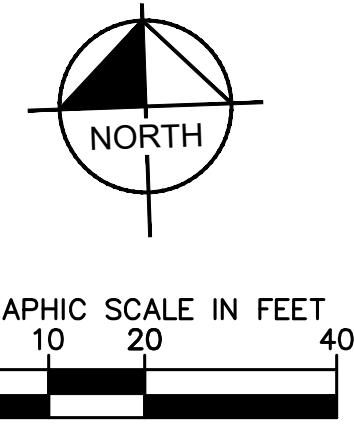
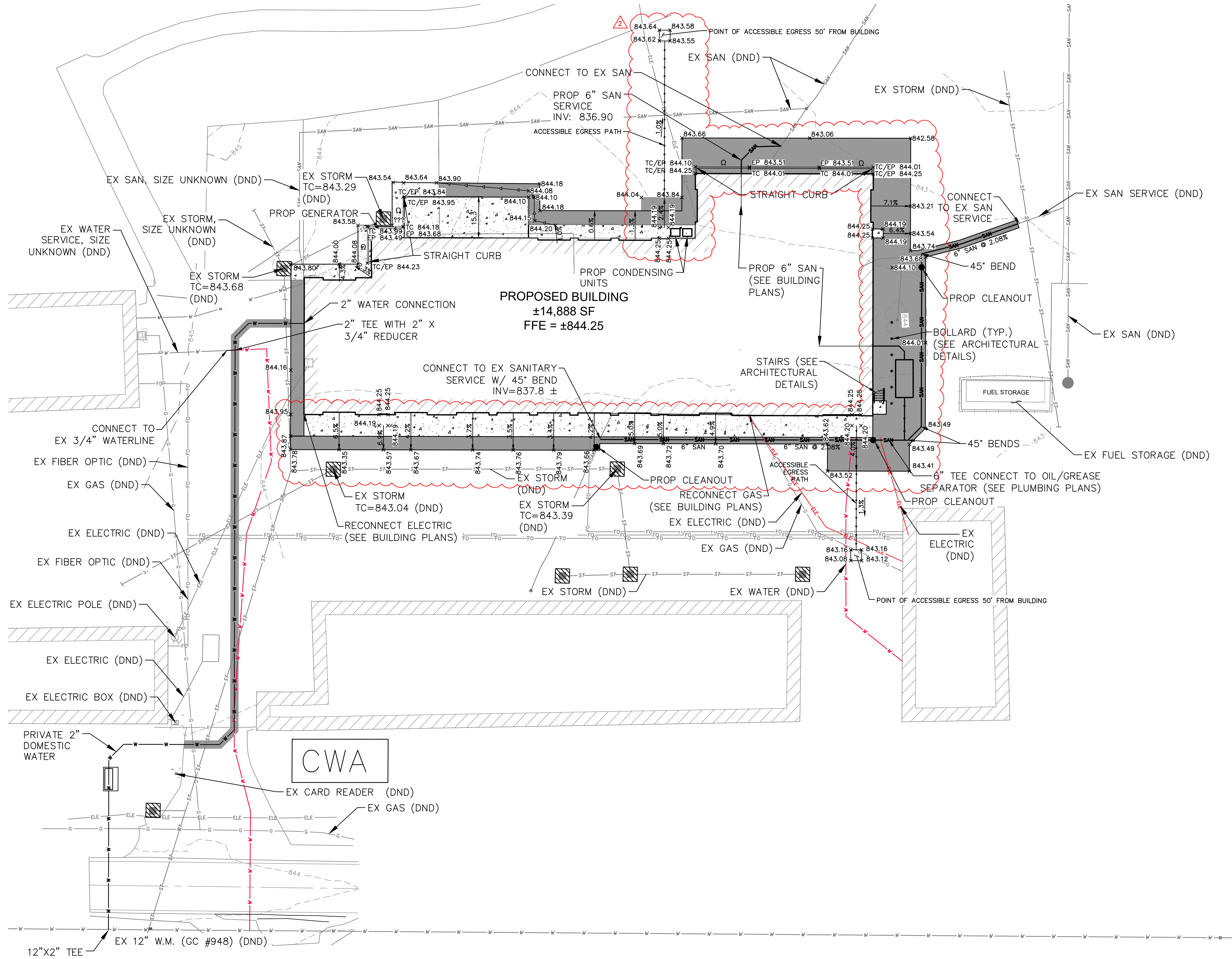
TBR: TO BE REMOVED

ABA: TO BE ABANDONED IN PLACE

NOTES

1. EXISTING OFFSITE PROPERTY INFORMATION PROVIDED BY FRANKLIN COUNTY AUDITOR
ACCESSED JANUARY 21, 2021.
2. ONSITE SURVEYED INFORMATION PROVIDED BY CESO ON 5/10/2023

[illegible]



LEGEND

	EXISTING PROPERTY LINE
	EXISTING PROPERTY BOUNDARY
	EXISTING RIGHT-OF-WAY
	EXISTING PAVEMENT
	EXISTING BUILDING
	EXISTING STREAM
	EXISTING FLOODWAY
	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
	EXISTING GAS LINE
	EXISTING STORM SEWER
	EXISTING WATER LINE
	EXISTING SANITARY LINE
	EXISTING UNDERGROUND ELECTRIC LINE
	PROPOSED WATER LINE
	PROPOSED SANITARY LINE
	PROPOSED BOLLARD
	ABANDON UTILITY IN PLACE
	PROPOSED ASPHALT PAVEMENT SECTION SEE SHEET 4 FOR PAVEMENT SECTION
	PROPOSED CONCRETE PAVEMENT SECTION SEE SHEET 4 FOR PAVEMENT SECTION
	DANDY BAG INLET PROTECTION
	PROPOSED CONCRETE WASHOUT AREA

TBR:	TO BE REMOVED
ABA:	TO BE ABANDONED IN PLACE
TC:	TOP OF CURB ELEVATION
EP:	EDGE OF PAVEMENT ELEVATION
TC/EP:	TOP OF CURB FLUSH WITH PAVEMENT
Q:	TRANSITION FLUSH CURB TO 6" CURB

NOTES

1. EXISTING OFFSITE PROPERTY INFORMATION PROVIDED BY FRANKLIN COUNTY AUDITOR, ACCESSED JANUARY 21, 2021.
2. ONSITE SURVEYED INFORMATION PROVIDED BY CESO ON 5/10/2023
3. MEET EXISTING GRADE AT LIMITS OF ASPHALT AND CONCRETE REPLACEMENT

[illegible]

POST-CONSTRUCTION INSPECTION & MAINTENANCE SCHEDULE		
INSPECTION ITEM	MAINTENANCE PROCEDURES	FREQUENCY OF INSPECTION
INLET/OUTLET STRUCTURE & SIDE SLOPES	-REMOVE ACCUMULATED SEDIMENT AND DEBRIS FROM INLET AND OUTLET STRUCTURES. -MOW SIDE SLOPES. (MIN. GRASS HEIGHT 3") -DO NOT FERTILIZE VEGETATION SURROUNDING BASIN.	MONTHLY
BASIN ENBANKMENT	-N/A	EVERY 6 MONTHS
STORM SEWER SYSTEM	-REMOVE DEBRIS FROM THE SEWER SYSTEM TO ENSURE POSITIVE FLOW TO THE BASIN.	EVERY 6 MONTHS
STORMWATER BASIN	-INSPECT FOR DAMAGE, PAYING PARTICULAR ATTENTION TO THE OUTLET CONTROL STRUCTURE. -CHECK FOR SIGNS OF EUTROPHIC CONDITIONS (ALGAE BUILD-UP) -NOTE. SIGNS OF HYDROCARBON BUILD-UP, REMOVE APPROPRIATELY -MONITOR SEDIMENT ACCUMULATION IN THE FACILITY. -EXAMINE TO ENSURE INLET AND OUTLET DEVICES ARE FREE OF DEBRIS AND ARE OPERATIONAL. -INSPECT FOR INVASIVE VEGETATION IF WETLAND COMPONENTS INCLUDED.	ANNUALLY
STORMWATER BASIN SEDIMENT ACCUMULATION	-MONITOR SEDIMENT ACCUMULATIONS AND REMOVE SEDIMENT WHEN THE POOL VOLUME HAS BECOME REDUCED SIGNIFICANTLY (25% OF PERMANENT POOL VOLUME LOST), OR THE POND BECOMES EUTROPHIC. MEASUREMENTS SHALL BE TAKEN USING A SEDIMENT MONITOR POST AT THE FACE OF THE OUTLET STRUCTURE. THE BASIN SHALL BE CLEANED WHEN SEDIMENT REACHES 3' OF ACCUMULATION (ELEV. 1019.00 FOR WET DETENTION BASINS A1 & A2	5 TO 10 YEARS

THE CONTRACTOR SHALL NOT USE CONSTRUCTION PROCEEDINGS, ACTIVITIES OR OPERATIONS THAT MAY UNNECESSARILY IMPACT THE NATURAL ENVIRONMENT OR THE PUBLIC HEALTH AND SAFETY, PROHIBITED CONSTRUCTION PROCEEDINGS, ACTIVITIES, OR OPERATIONS INCLUDE BUT NOT LIMITED TO:

- OF 7

CITY OF COLUMBUS WATER SERVICE PLAN NOTES - REVISED JUNE 2021

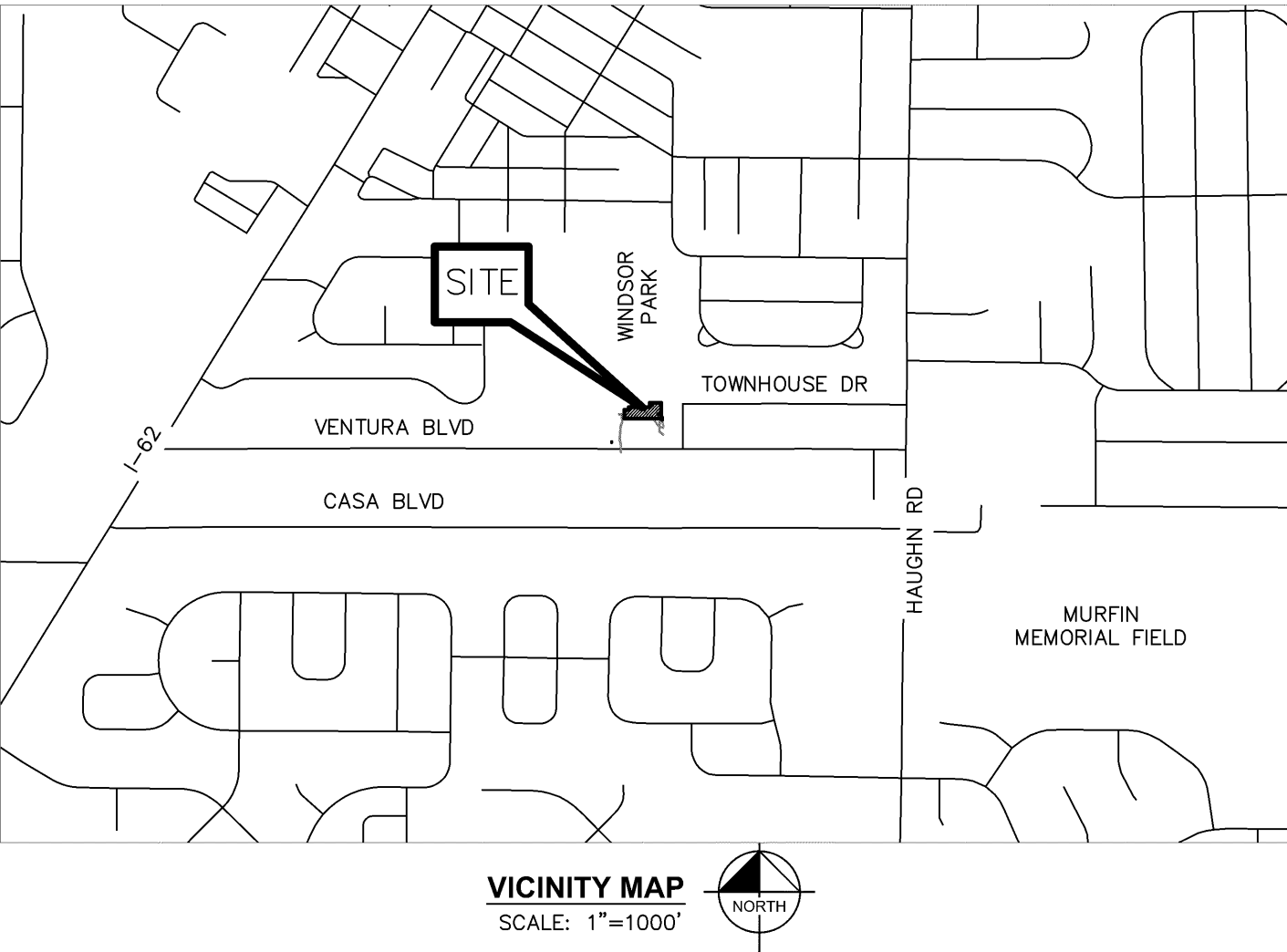
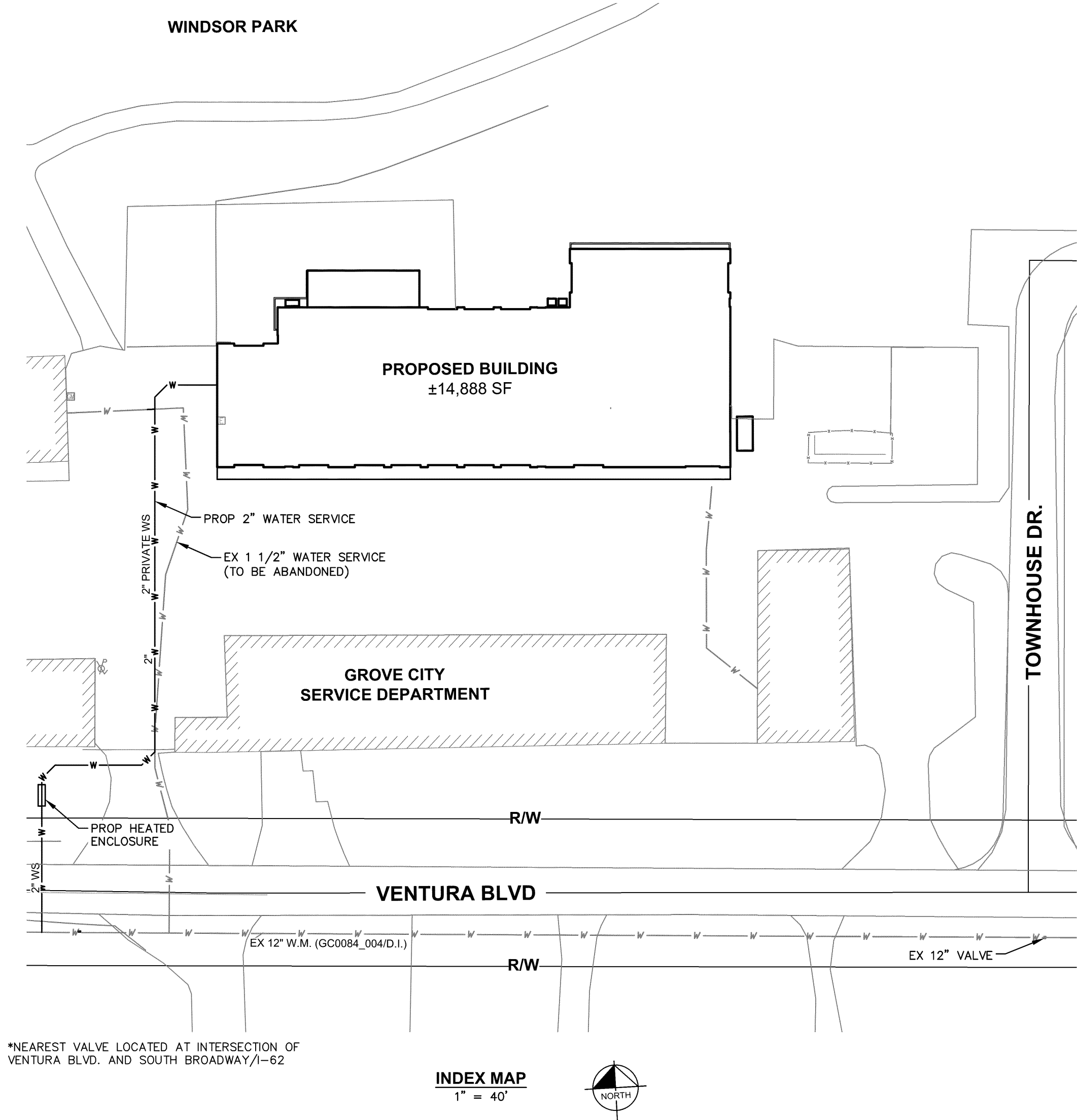
1. N/A
2. NO WATER SERVICE CONSTRUCTION, BEFORE OR AFTER THE WATER METER(S), SHALL BEGIN PRIOR TO FEE PAYMENT TO THE UTILITY PERMITS OFFICE AT 111 N. FRONT STREET (614-645-7330).
3. THE CITY OF COLUMBUS, CONSTRUCTION AND MATERIAL SPECIFICATIONS (CMSC), 2018 EDITION AND ALL REVISIONS, INCLUDING SPECIAL PROVISIONS AND SUPPLEMENTAL SPECIFICATIONS SHALL GOVERN THIS IMPROVEMENT, UNLESS OTHERWISE NOTED.
4. ALL WATER LINE MATERIALS AND INSTALLATIONS SHALL BE IN ACCORDANCE WITH THE CURRENT APPROVED MATERIALS LIST AND RULES AND REGULATIONS OF THE CITY OF COLUMBUS, DIVISION OF WATER. UNLESS OTHERWISE SHOWN ON THE PLANS OR APPROVED BY THE CITY OF COLUMBUS, DIVISION OF WATER, ONLY PRODUCTS LISTED ON THE CURRENT APPROVED MATERIALS LIST WILL BE PERMITTED TO BE INSTALLED.
5. IT SHALL BE UNLAWFUL FOR ANY PERSON TO PERFORM ANY WORK ON THE PUBLIC WATER DISTRIBUTION SYSTEM WITHOUT FIRST SECURING A LICENSE TO ENGAGE IN SUCH WORK, AS INDICATED IN COLUMBUS CITY CODE SECTIONS 1103.02 AND 1103.06. THIS WORK INCLUDES ANY ATTACHMENTS, ADDITIONS TO OR ALTERATIONS IN ANY CITY SERVICE PIPE OR APPURTENANCES (INCLUDING WATER SERVICE LINES AND WATER SERVICE TAPS). THIS REQUIREMENT MAY BE MET BY UTILIZATION OF A SUBCONTRACTOR WHO POSSESSES A CITY OF COLUMBUS WATER CONTRACTOR LICENSE OR A COMBINED WATER/SEWER CONTRACTOR LICENSE TO PERFORM THIS WORK. UTILIZATION OF A SUBCONTRACTOR MUST MEET THE LICENSING REQUIREMENTS OF CITY OF COLUMBUS BUILDING CODE SECTIONS 4114.119 AND 4114.529.
6. FOR ANY EMERGENCIES THAT OCCUR AFTER NORMAL WORKING HOURS INVOLVING THE WATER DISTRIBUTION SYSTEM, PLEASE CONTACT THE DIVISION OF WATER DISTRIBUTION MAINTENANCE OFFICE AT 614-645-7788.
7. SITE UTILITY CONTRACTOR SHALL OBTAIN A RIGHT OF WAY PERMIT PRIOR TO THE START OF ANY WATER SERVICE LINE AND/OR WATER SERVICE TAP INSTALLATION OR ANY PLACEMENT OF WATER SERVICE MATERIALS INTO THE PUBLIC RIGHT OF WAY.
8. EXISTING RIGHT OF WAY LINE(S), PROPOSED RIGHT OF WAY LINE(S) AND/OR WATER MAIN EASEMENT LINE(S) SHALL BE STAKED AT 10 FOOT INCREMENTS BY A STATE OF OHIO LICENSED SURVEYOR WHEN THE WATER SERVICE TAP(S) AND/OR WATER SERVICE(S) ARE INSTALLED AND INSPECTED BY THE CITY OF COLUMBUS, DIVISION OF WATER.
9. N/A
10. THERE SHALL BE A 10 FOOT MINIMUM HORIZONTAL AND 18 INCH VERTICAL SEPARATION BETWEEN WATER SERVICE TAP(S), WATER SERVICE LINE(S), PRIVATE WATER SYSTEMS AND ANY SANITARY AND/OR STORM SEWER SYSTEMS, UNLESS OTHERWISE APPROVED BY THE CITY OF COLUMBUS, DIVISION OF WATER.
11. ALL INSPECTIONS REQUIRE A 24 HOUR ADVANCE NOTICE.
12. N/A
13. N/A
14. SITE UTILITY CONTRACTOR SHALL FLUSH ALL WATER SERVICES PRIOR TO ANY WATER METER INSTALLATION. THE CITY OF COLUMBUS IS NOT RESPONSIBLE FOR ANY CITY WATER METER DAMAGE CAUSED BY NON-FLUSHING.
15. IF A TAP IS BEING REUSED AND DISCOVERED TO BE LEAD, THE TAP SHALL BE ABANDONED AT THE WATER MAIN PER CMSC ITEM 808 AND A NEW TAP SHALL BE INSTALLED.
16. SITE UTILITY CONTRACTOR SHALL CALL COLUMBUS DIVISION OF WATER AT 614-645-7330 FOR INSPECTION OF ALL WATER SERVICE TAP ABANDONMENTS COMPLETED AT THE WATER MAIN PER CMSC ITEM 808.
17. SITE UTILITY CONTRACTOR SHALL CALL COLUMBUS DIVISION OF WATER AT 614-645-7330 FOR INSPECTION OF 2"AND SMALLER WATER SERVICE TAPS FROM THE WATER MAIN THRU THE CURB STOP AND WATER SERVICES FROM THE CURB STOP THRU THE WATER METER SETTING.
18. ALL 2"AND SMALLER WATER SERVICE PIPE SHALL BE TYPE K SOFT TEMPER COPPER ONLY FROM THE CITY WATER MAIN THRU THE CURB STOP PER COLUMBUS DIVISION OF WATER STANDARD DETAIL DRAWING L-9901 AND CMSC ITEM 805. THE PIPE MATERIAL SHALL BE TYPE K SOFT TEMPER COPPER OR A COLUMBUS DIVISION OF WATER APPROVED POLY TUBING FROM THE CURB STOP THRU THE WATER METER SETTING.
19. N/A
20. N/A
21. 1.5"AND 2" METER SETTING(S) SHALL BE PER COLUMBUS DIVISION OF WATER STANDARD DETAIL DRAWING L-9002 C.
22. N/A
23. N/A
24. ALL EXPOSED WATER MAIN AND ALL WATER SERVICE PIPE 4"AND LARGER SHALL BE POLYWRAPPED PER CMSC ITEM 801.03 TO A POINT 10 FOOT BEYOND THE RIGHT OF WAY VALVE(S).
25. N/A
26. WHEN WATER TAPS ARE INSTALLED BY TRENCHLESS METHODS AN CROSS AN EXISTING STORM AND/OR SANITARY SEWER, THE CONTRACTOR SHALL VERIFY THE CONDITION OF THE SEWER(S) BY VIDEO INSPECTION METHODS FOLLOWING THE TAP INSTALLATIONS.
27. N/A
28. 2"AND LARGER METERS SHALL BE PURCHASED AT THE UTILITY PERMITS OFFICE AT 111 N. FRONT STREET AND PICKED UP AT UTILITY METERING SERVICES AT 3568 INDIANOLA AVENUE.
29. BACKFLOW PREVENTION ASSEMBLY(S) SHALL BE INSTALLED, WHERE REQUIRED, PER COLUMBUS DIVISION OF WATER STANDARD DETAIL DRAWINGS L-9002 A THRU G. CONTRACTOR(S) SHALL CALL 614-645-6674 WITH BACKFLOW PREVENTION QUESTIONS. CONTRACTOR(S) SHALL CALL 614-645-5781 TO SCHEDULE BACKFLOW PREVENTION INSPECTION REQUESTS.
30. DOMESTIC WATER SERVICE BACKFLOW PREVENTER(S) SHALL MEET THE ASSE #1013 APPROVAL/STANDARD .
31. N/A
32. N/A
33. N/A
34. N/A
35. N/A
36. IF DOMESTIC AND/OR FIRE WATER SERVICE METER(S) AND/OR THEIR BACKFLOW PREVENTER(S) ARE TO BE LOCATED INSIDE AN ABOVE GROUND HEATED ENCLOSURE, THE ENCLOSURE SHALL BE ASSE #1060 CLASS 1 APPROVED. THE ENCLOSURE SHALL HAVE A THERMOSTATICALLY OPERATED HEATER. THE SIZE AND NUMBER OF HEATER(S) SHALL BE PER THE ENCLOSURE MANUFACTURER'S SPECS TO MAINTAIN A 40 DEGREE FAHRENHEIT INSIDE TEMPERATURE AT AN OUTSIDE TEMPERATURE OF MINUS 30 DEGREE FAHRENHEIT. HEAT TAPE/RODS WILL NOT BE PERMITTED.
37. BACKFLOW PREVENTION DEVICES MUST BE TESTED AT THE TIME OF INSTALLATION BY A TESTER APPROVED BY THE DIVISION OF WATER BACKFLOW COMPLIANCE OFFICE. A COMPLETE LIST OF APPROVED TESTERS CAN BE FOUND AT WWW.COLUMBUS.GOV/BACKFLOW/CONSUMERS. RESULTS MUST BE SUBMITTED THROUGH THE ONLINE WEB SUBMITTAL SYSTEM AT WWW.COLUMBUS.TOKAYTEST.COM

UNDERGROUND PRIVATE WATER SYSTEM AFTER THE CITY WATER METER

1. SITE UTILITY CONTRACTOR SHALL CALL CITY OF GROVE CITY PUBLIC SERVICE DEPARTMENT AT 614-277-1100 FOR INSPECTION OF UNDERGROUND PRIVATE DOMESTIC WATER SYSTEMS AND CALL JACKSON TOWNSHIP FIRE DEPARTMENT AT 614-875-5588 FOR INSPECTION OF UNDERGROUND FIRE WATER SYSTEM(S) AFTER THE CITY WATER METERS. THIS WILL INCLUDE DOMESTIC WATER LOOPS AND FIRE WATER LOOPS INCLUDING PRIVATE FIRE HYDRANTS THRU THE SITE BEFORE COVERING.
2. N/A
3. N/A
4. ALL PIPE MATERIAL FOR THE UNDERGROUND PRIVATE WATER SYSTEM AFTER THE CITY WATER METER SHALL MEET THE REQUIREMENTS OF THE LOCAL BUILDING AUTHORITY HAVING JURISDICTION.

PRIVATE WATER
SERVICE PLAN
CITY OF COLUMBUS, OHIO
2023

Sheet List Table	
Sheet Number	Sheet Title
1	COVER SHEET
2	WATER SERVICE DETAILS
3	WATER SERVICE PROFILE



ESTIMATE OF QUANTITIES			
ITEM	QUANTITY	UNIT	DESCRIPTION
			WATER
801	288	LF	2" WATER PIPE AND APPURTENANCES
802	1	EA	2" CURB STOP & BOX
802	1	EA	2" TEE
802	1	EA	2" X 1-1/2" REDUCER
803	1	EA	2" TAP
808	1	EA	1.5" WATER SERVICE ABANDONMENT
SPEC	1	EA	2" METER IN ABOVE GROUND ENCLOSURE
SPEC	1	EA	2" BACKFLOW PREVENTER IN ABOVE GROUND ENCLOSURE
SPEC	1	EA	ABOVE GROUND ENCLOSURE

NOTE: THE ENGINEER'S ESTIMATE OF QUANTITIES IS FOR THE DETERMINATION OF REVIEW AND INSPECTION FEES ONLY. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING ACTUAL QUANTITIES NEEDED BASED ON STANDARD CONSTRUCTION PROCEDURES AND THE INTENT OF THESE PLANS.

BENCHMARKS (NAVD88)

- BM #1
- MAG SPIKE SET IN THE ASPHALT ENTRANCE OF 3262 VENTURA BOULEVARD APPROXIMATELY 5' WEST OF THE EASTERLY BACK OF CURB AND APPROXIMATELY 35' NORTH OF THE NORTHERLY EDGE OF PAVEMENT OF VENTURA BOULEVARD.
- ELEV=843.91' (NAVD 88)
- BM# 2:
- MAG SPIKE SET IN ASPHALT PARKING LOT OF THE NORTHEASTERLY BUILDING OF 3262 VENTURA BOULEVARD APPROXIMATELY 39' EAST OF SAID NORTHEASTERLY BUILDING CORNER.
- ELEV=843.32' (NAVD 88)
- BM# 3:
- MAG SPIKE SET IN THE ASPHALT BEHIND THE NORTHEASTERLY BUILDING OF 3262 VENTURA BOULEVARD, APPROXIMATELY 108' NORTH OF SAID BUILDING AND APPROXIMATELY 54' NORTHEAST OF THE NORTHWESTERLY CORNER OF SAID BUILDING.
- ELEV=844.20' (NAVD 88)

FLOODPLAIN

ALL OF THE SITE IS IN THE FLOOD HAZARD X (OUTSIDE THE 100-YEAR FLOODPLAIN) AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, MAP NUMBER 39049C0209K, EFFECTIVE DATE, 6/17/2008.

STANDARD CONSTRUCTION DRAWINGS

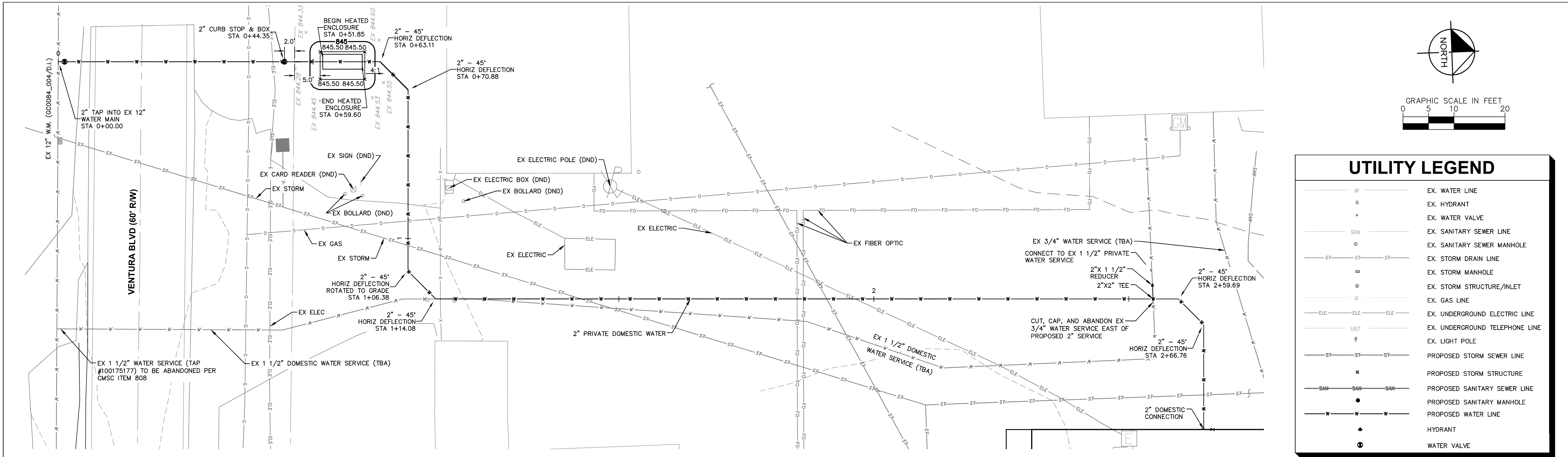
THE STANDARD DRAWINGS LISTED ON THESE PLANS SHALL BE CONSIDERED A PART THEREOF:

CITY OF COLUMBUS			
L-6306	L-6316	L-9002A	L-9901
L-6309	L-6317A	L-6312	L-9902C
L-6310	L-6317B	L-9002G	
L-6311	L-6317D	L-9002B	

PROJECT TEAM

DEVELOPER/OWNER GROVE CITY SERVICE DEPARTMENT 3262 VENTURA BLVD. GROVE CITY, OH 43123 CONTACT: ONDI FITZPATRICK TEL: (614) 277-1101 EMAIL: CFITZPATRICK@GROVECITYOHIO.GOV	ARCHITECT DESIGN COLLECTIVE, 151 EAST NATIONWIDE BLVD. COLUMBUS, OH 43215 CONTACT: MATTHEW ALTHOUSE TEL: (614) 464-2890 EMAIL: MALTHOUSE@DCCOLLECTIVE.COM
CIVIL ENGINEER KIMLEY-HORN AND ASSOCIATES, INC. 7965 NORTH HIGH STREET, SUITE 200 COLUMBUS, OH 43235 CONTACT: MIKE REEVES TEL: (614) 472-8546 EMAIL: MIKE.REEVES@KIMLEY-HORN.COM	SURVEYOR CESO, INC. 2800 CORPORATE EXCHANGE DRIVE, SUITE 400 COLUMBUS, OH 43231 CONTACT: MATT ACKROYD TEL: (380) 214-8968 EMAIL: MATT.ACKROYD@CESOINC.COM

EASEMENT REFERENCE	REVISIONS						
			Kimley»Horn © 2023 KIMLEY-HORN AND ASSOCIATES, INC. 7965 N. HIGH STREET, SUITE 200 COLUMBUS, OH 43231 PHONE: 614-454-6699 WWW.KIMLEY-HORN.COM	CITY OF COLUMBUS DIVISION OF WATER APPROVAL SIGNATURE BELOW SIGNIFIES ONLY CONCURRENCE WITH THE GENERAL PURPOSE AND GENERAL LOCATION OF THE PROJECT. ALL TECHNICAL DETAILS REMAIN THE RESPONSIBILITY OF THE ENGINEER PREPARING THE PLANS.		PRIVATE WATER SERVICE PID: 040-003360-00.000 3262 VENTURA BLVD GROVE CITY, OHIO 43123 GROVE CITY SERVICES BUILDING	WSP 7256
			DATE: 09/07/2023		9/11/2023	COVER SHEET	SHEET: 1 / 3



NOTE: LOCATIONS AND ELEVATIONS OF EXISTING UTILITIES IS APPROXIMATE. CONTRACTOR TO FIELD VERIFY UTILITIES IN WORK AREA. CONTACT ENGINEER IF ANY DISCREPANCIES EXIST.

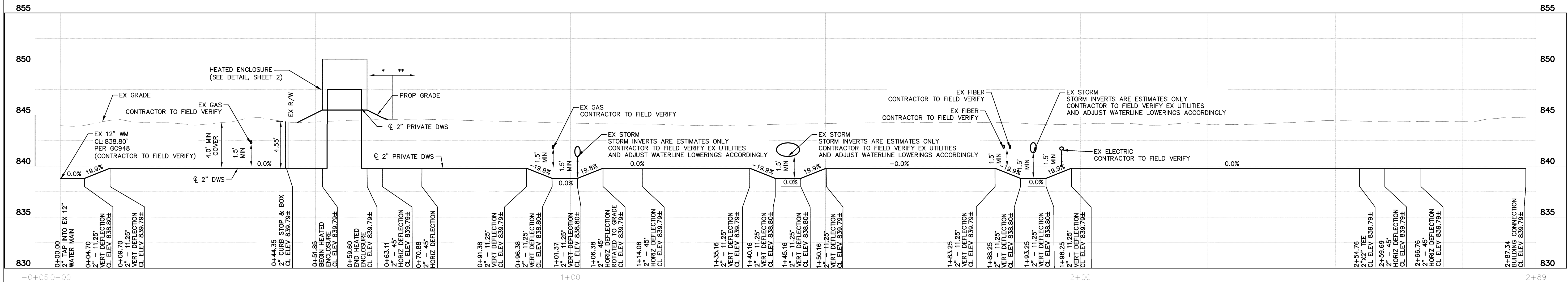
NEW 2" ULTRASONIC WATER METER SHALL BE PURCHASED FROM THE CITY OF COLUMBUS DIVISION OF WATER. THE EXISTING 1.5" WATER METER (SERIAL #49901546) SHALL BE RETURNED, WITHIN 5 WORKING DAYS OF THE NEW WATER METER CHANGE OVER. CONTRACTOR SHALL CONTACT THE UTILITY METER SERVICES GROUP AT 614-645-8119 TO OBTAIN/RETURN THE WATER METER.

UTILITY LEGEND

	EX. WATER LINE
	EX. HYDRANT
	EX. WATER VALVE
	EX. SANITARY SEWER LINE
	EX. SANITARY SEWER MANHOLE
	EX. STORM DRAIN LINE
	EX. STORM MANHOLE
	EX. STORM STRUCTURE/INLET
	EX. GAS LINE
	EX. UNDERGROUND ELECTRIC LINE
	EX. UNDERGROUND TELEPHONE LINE
	EX. LIGHT POLE
	PROPOSED STORM SEWER LINE
	PROPOSED STORM STRUCTURE
	PROPOSED SANITARY SEWER LINE
	PROPOSED SANITARY MANHOLE
	PROPOSED WATER LINE
	HYDRANT
	WATER VALVE

LEGEND

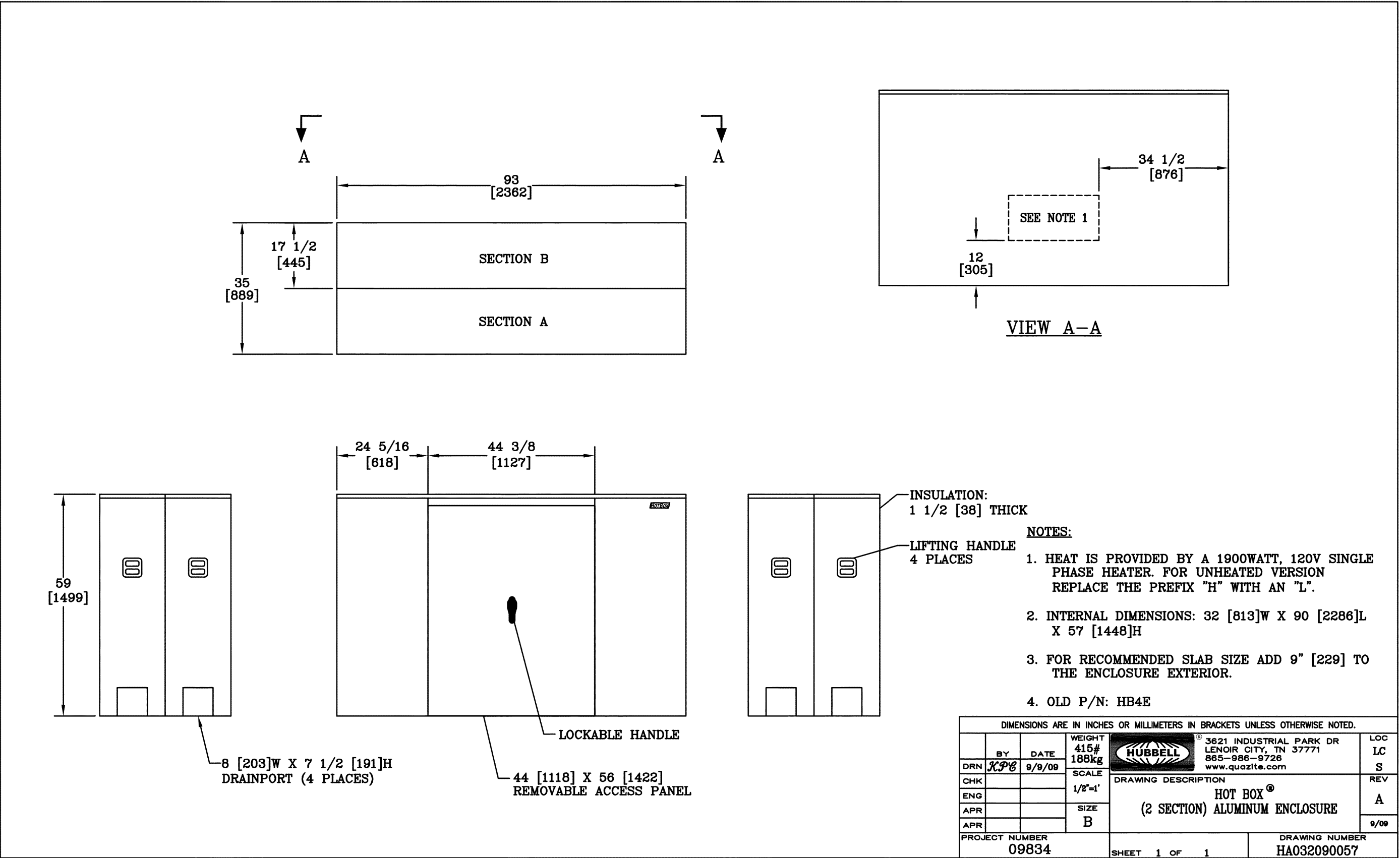
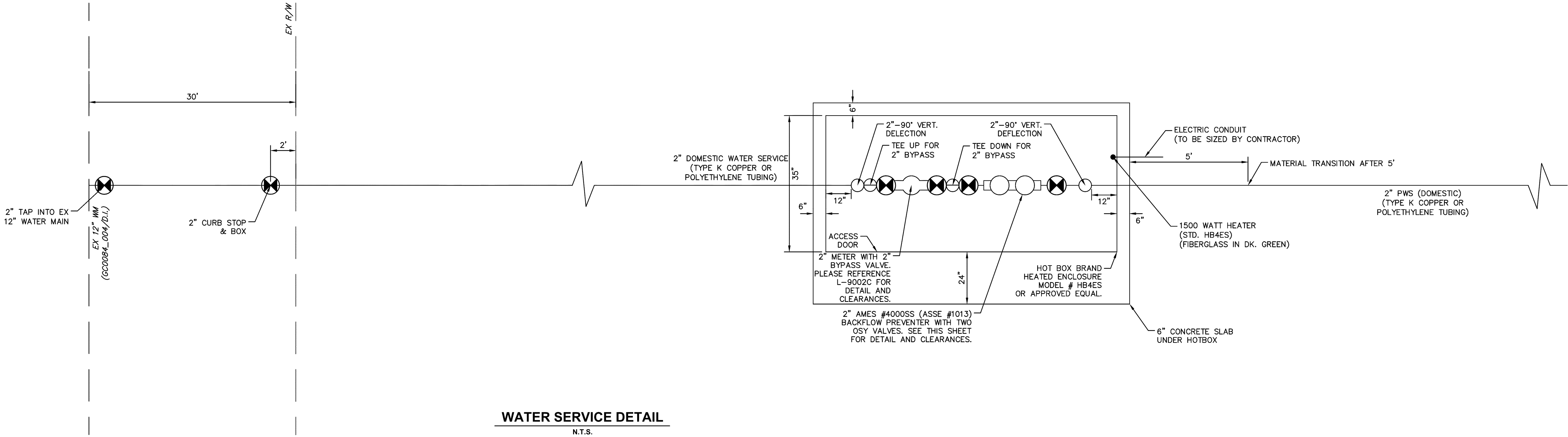
*	WATERLINE TO BE INSPECTED BY CITY OF COLUMBUS
**	WATERLINE TO BE INSPECTED BY CITY OF GROVE CITY
TBA	TO BE ABANDONED



2" DOMESTIC WATER SERVICE PROFILE STA 0+00 TO 2+78.18

HORIZ SCALE: 1"=10'
VERT SCALE: 1"=5'

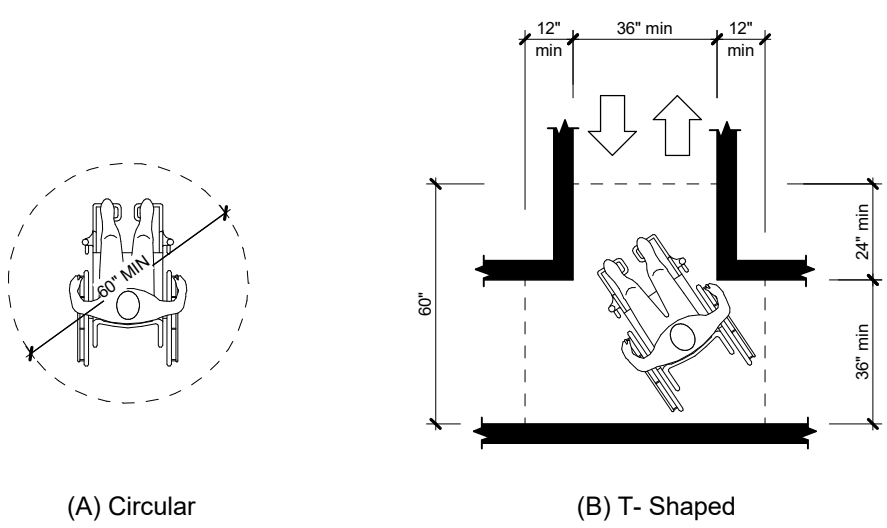
EASEMENT REFERENCE	REVISIONS	 © 2023 KIMLEY-HORN AND ASSOCIATES, INC. 7965 N. HIGH STREET, SUITE 200 COLUMBUS, OH 43231 PHONE: 614-454-6699 WWW.KIMLEY-HORN.COM	PRIVATE WATER SERVICE PID: 040-003360-00.000 3262 VENTURA BLVD GROVE CITY, OHIO 43123 GROVE CITY SERVICES BUILDING WATER SERVICE PROFILE	WSP 7256
				SHEET: 3 / 3



EASEMENT REFERENCE	REVISIONS	Kimley»Horn © 2023 KIMLEY-HORN AND ASSOCIATES, INC. 7965 N. HIGH STREET, SUITE 200 COLUMBUS, OH 43231 PHONE: 614-454-6699 WWW.KIMLEY-HORN.COM	PRIVATE WATER SERVICE PID: 040-003360-00.000 3262 VENTURA BLVD GROVE CITY, OHIO 43123 GROVE CITY SERVICES BUILDING WATER SERVICE DETAILS	WSP 7256
				SHEET: 2 / 3

TURNING SPACE

Figure 304.3 - Size of turning space.



REACH RANGES

Figure 308.2.1 Unobstructed forward reach

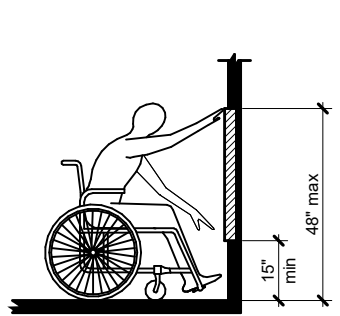
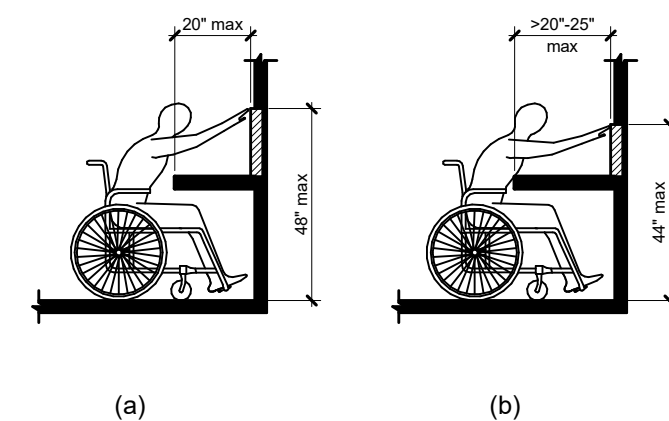


Figure 308.2.2 Unobstructed high forward reach



CLEAR FLOOR SPACE

Figure 305.3 Size of clear floor space

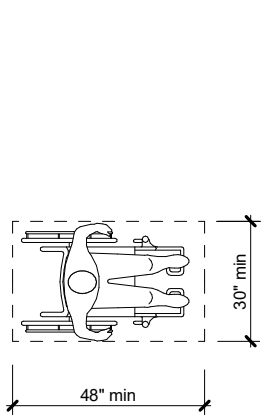
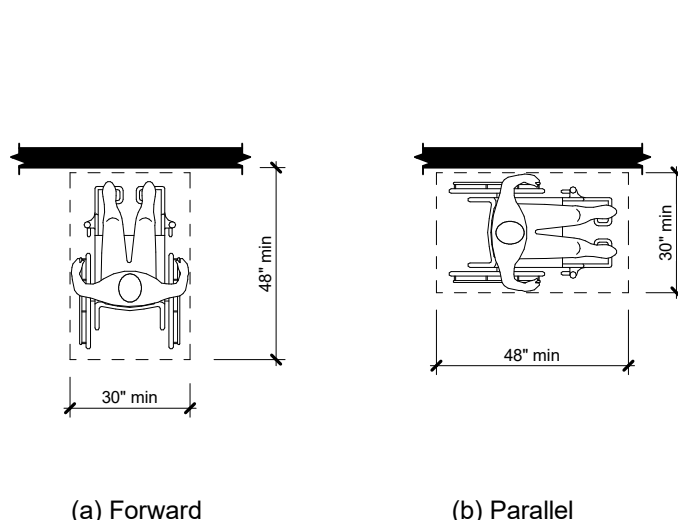


Figure 305.5 Position of Clear floor space



ASSEMBLY AREAS

Figure 802.3 Width of wheelchair space in assembly areas

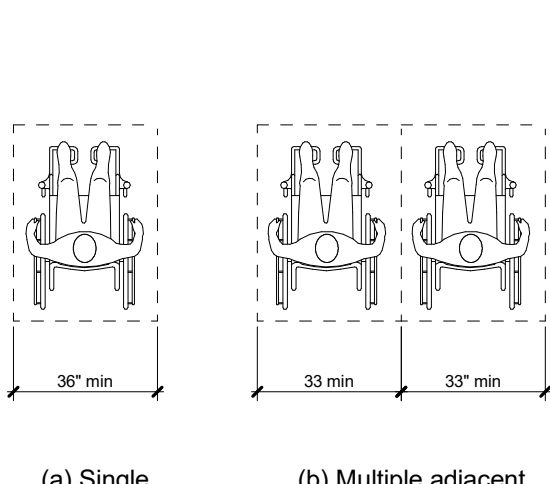
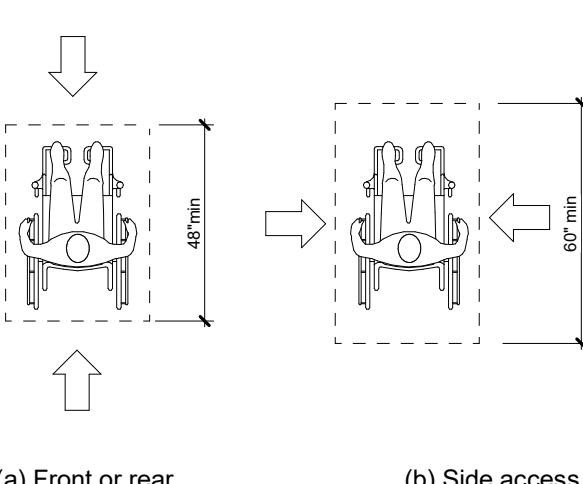


Figure 802.4 Depth of wheelchair space in assembly areas



PROTRUDING OBJECTS

Figure 307.2 -Limits of protruding objects

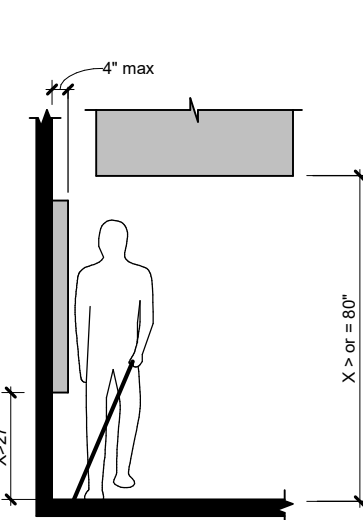
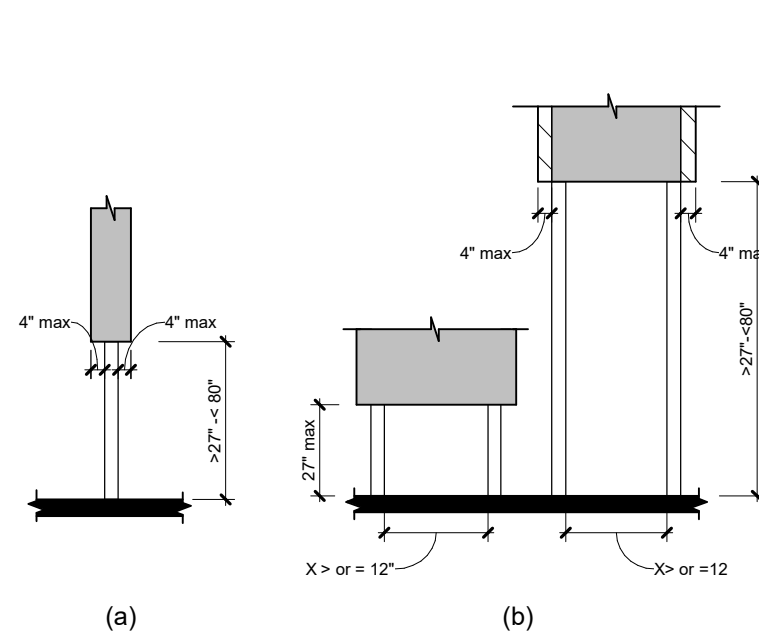


Figure 307.3 Post-mounted protruding objects

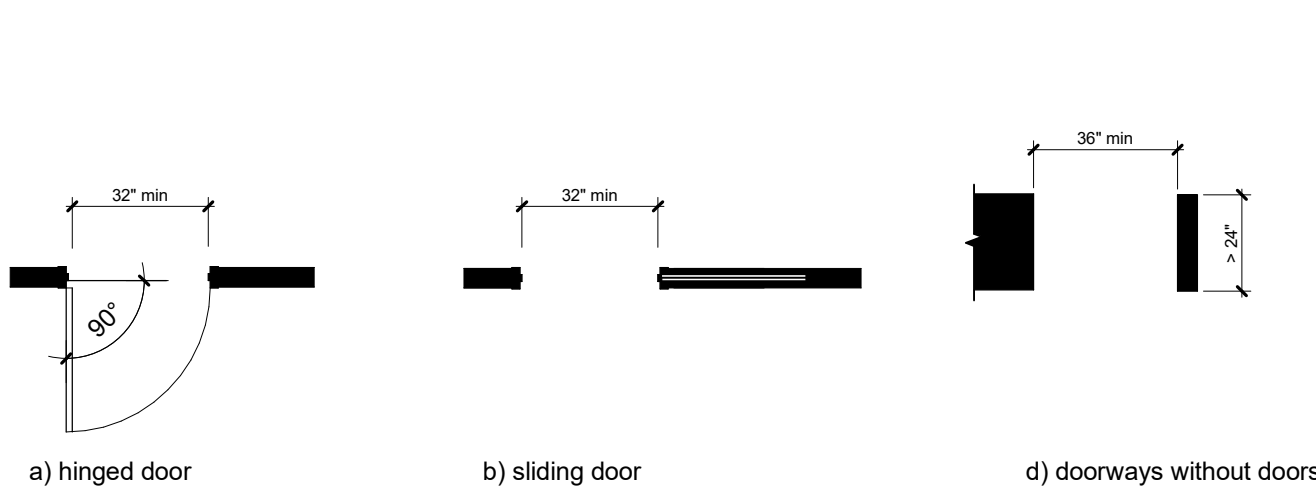


GENERAL NOTES - ACCESSIBILITY

- All indicated dimensions are clear/ finish values.
- Referenced standard as indicated on title sheet.
- The "General Accessibility Notes" and "Figures" on this sheet are provided as a general reference to illustrate common conditions addressed within the referenced standard. Some figures have been modified from those published in the standard to provide greater clarity. General contractor should reference the complete publication for any clarifications or questions.
- Protruding objects**
Protruding objects on circulation paths shall comply with section 307.
- Operable Parts**
Operable parts on accessible elements, accessible routes, and in accessible rooms and spaces shall comply sections 309 and 404.2.6.
- Accessible routes**
Accessible routes shall comply with section 304 and chapter 4.
- Parking spaces**
Where parking spaces are provided, parking spaces shall be provided in accordance with sections 406 and 502.
- Passenger loading zones and bus stops**
Where provided, passenger loading zones shall comply with sections 503 and 805.
- Stairways**
Where provided, interior and exterior stairs that are part of a means of egress shall comply with sections 504 and 505.
- Drinking fountains**
Where drinking fountains are provided at an exterior site, on a floor, or within a secure area, they shall be provided in accordance with sections 305, 306, and 602.
- Kitchens, kitchenettes, and sinks**
Where provided, kitchens, kitchenettes, and sinks shall comply with sections 308, 606, and 804.
- Toilet facilities and plumbing elements**
Where toilet facilities are provided, they shall comply with section 305 and chapter 6.
- Signs**
Signs shall be provided in accordance with section 703.
- Assembly areas**
Assembly areas shall provide wheelchair spaces, companion seats, and designated aisle seats complying with sections 802 and 902.
- Dressing, fitting, and locker rooms**
Where dressing, fitting, and locker rooms are provided, at least 5%, but no fewer than one of each type of use is each cluster provided shall comply with sections 803 and 903.
- Storage**
Where storage is provided in accessible spaces, at least one of each type shall comply with sections 305 and 905.
- Dining surfaces and work surfaces**
Where dining surfaces are provided for the consumption of food or drink, at least 5 percent of the seating spaces and standing spaces at the dining surfaces shall comply with sections 305 and 902. In addition, where work surfaces are provided for use by other than employees, at least 5% shall comply with sections 305 and 902.
- Sales and service**
Where provided, check-out aisles, sales counters, service counters, food service lines, queues, and waiting lines shall comply with sections 305, 403, and 904.

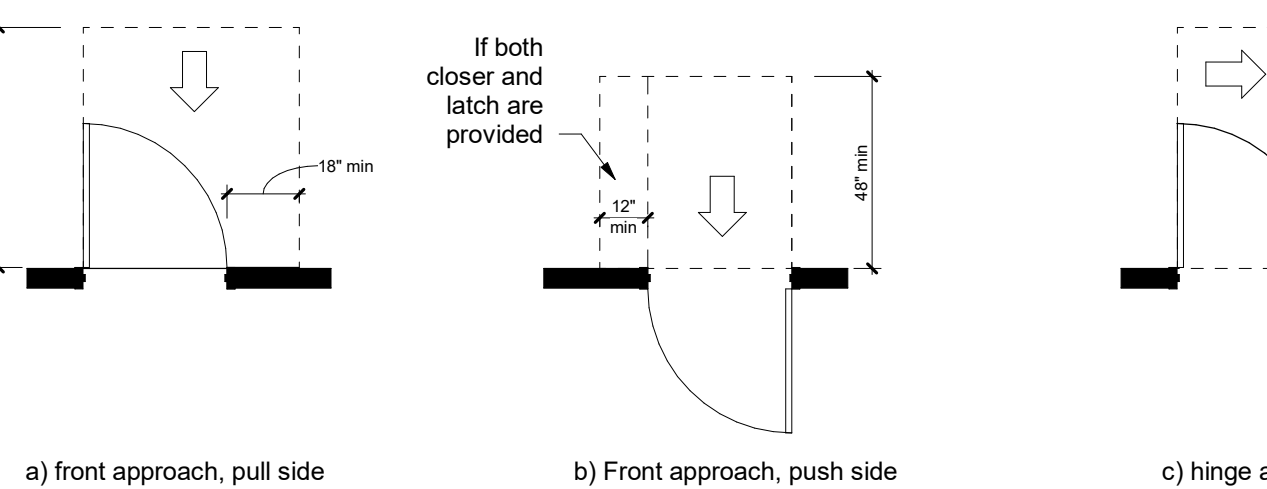
DOORS AND DOORWAYS - CLEAR WIDTH

Figure 404.2.2 Clear width of doorways



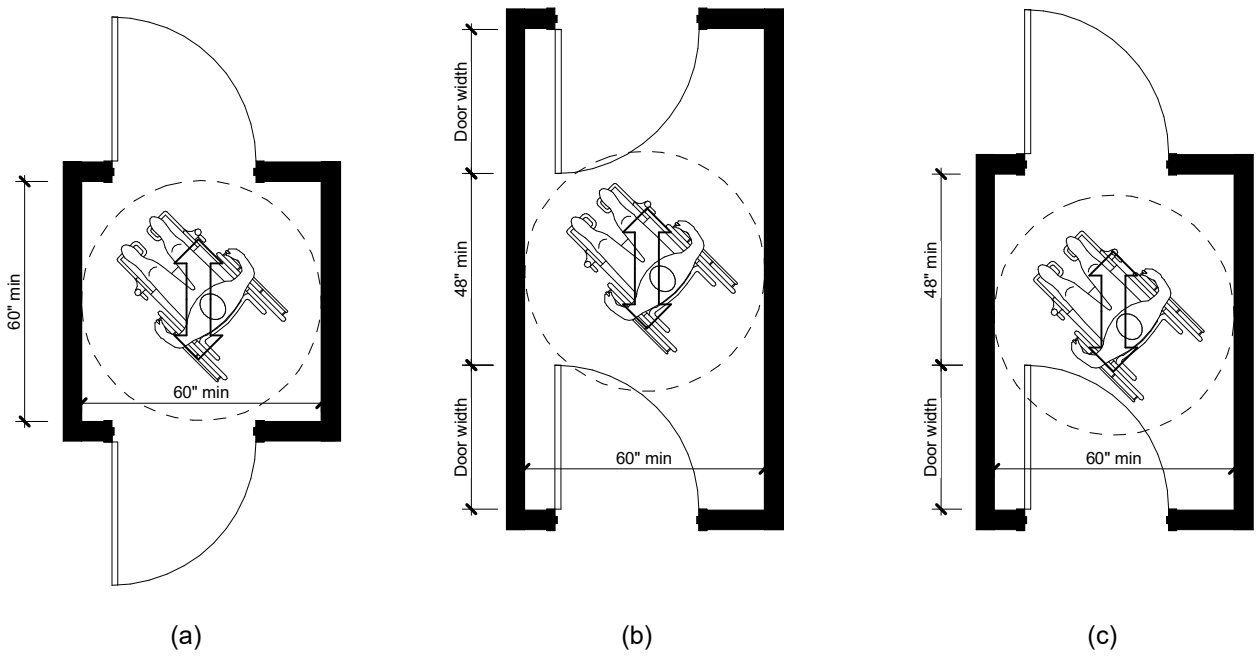
DOORS AND DOORWAYS - MANEUVERING CLEARANCE

Figure 404.2.3.2



ACCESSIBLE DOORS IN A SERIES

Figure 404.2.5 Two doors in series



DOORS AND DOORWAYS - MANEUVERING CLEARANCE

Figure 404.2.3.5 Maneuvering clearance at recessed doors

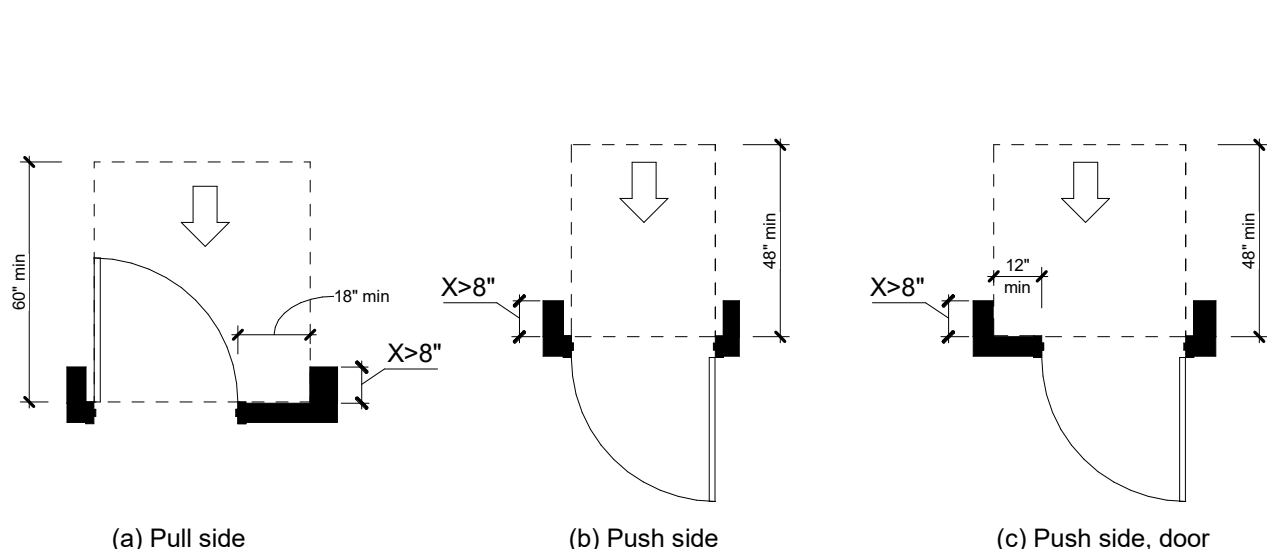


Figure 404.2.3.3 Maneuvering clearances at sliding and folding doors

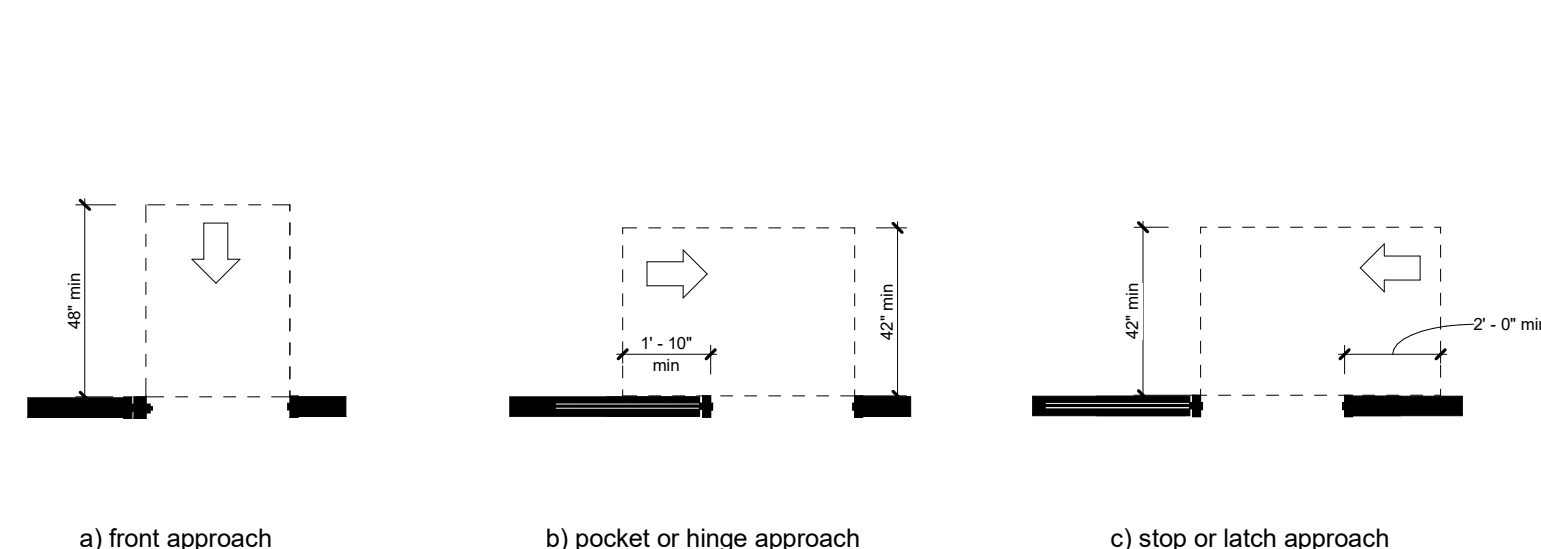
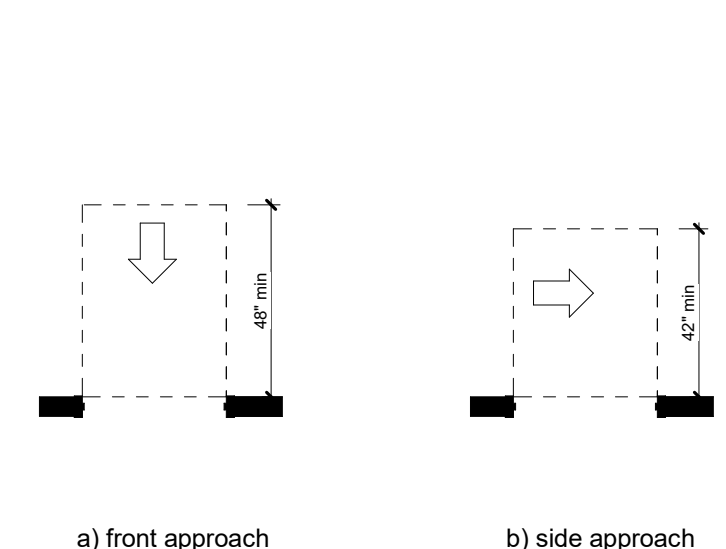


Figure 404.2.3.4 Maneuvering clearances at doorways without doors



HANDRAILS

Figure 505.4 Handrail height

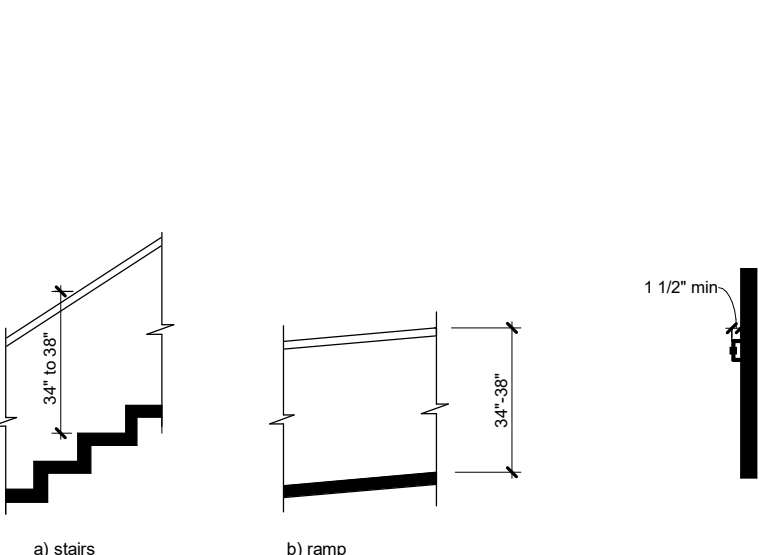


Figure 505.5 Handrail clearance

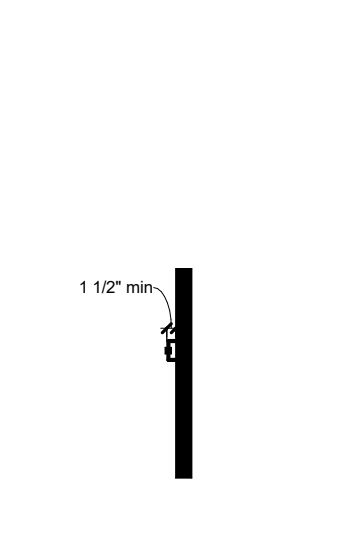


Figure 505.10.1 Top and bottom handrail extensions at ramps

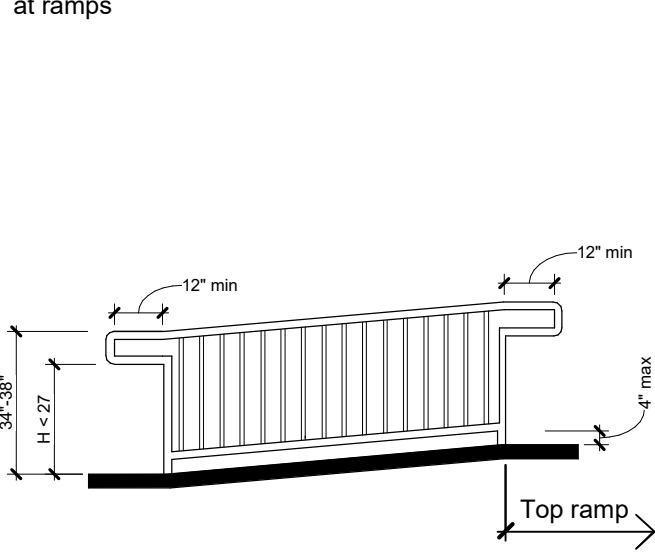


Figure 505.10.2 Top handrail extensions at stairs

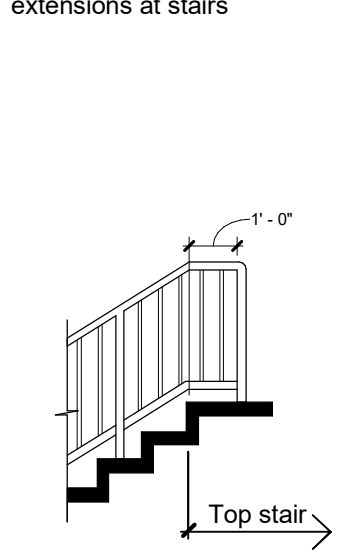
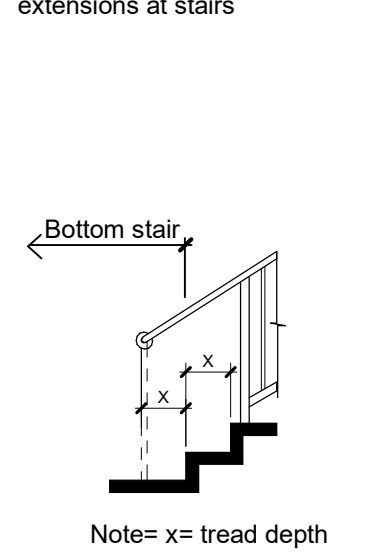


Figure 505.10.3 Bottom handrail extensions at stairs



WALKING SURFACES

Figure 403.5 Clear width of an accessible route

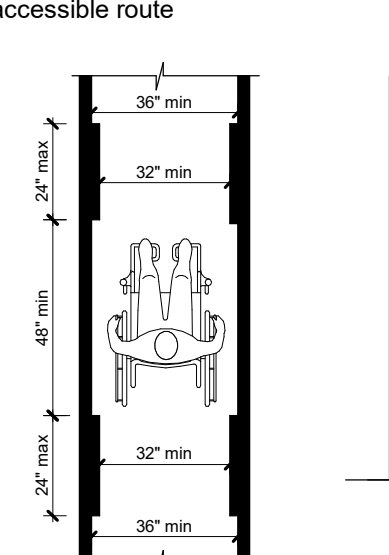
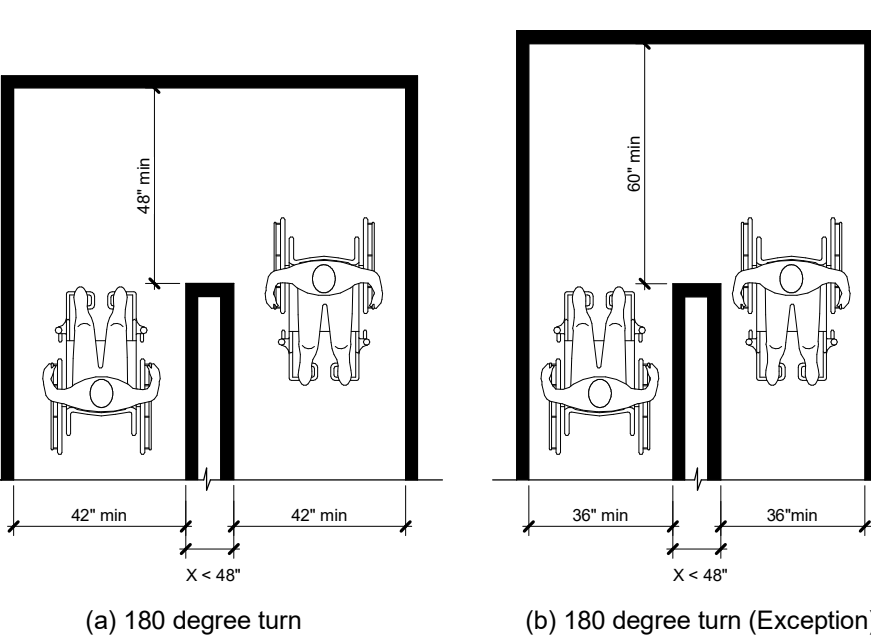


Figure 403.4.1 Clear width at 180 degree turn



KNEE & TOE CLEARANCES

Figure 306.2 Toe clearance

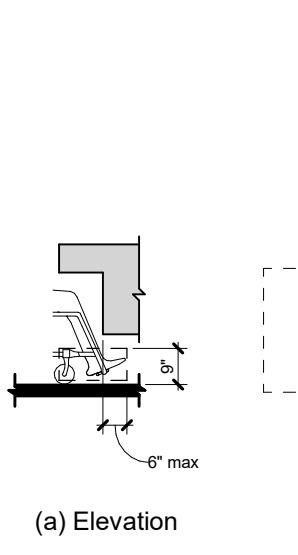
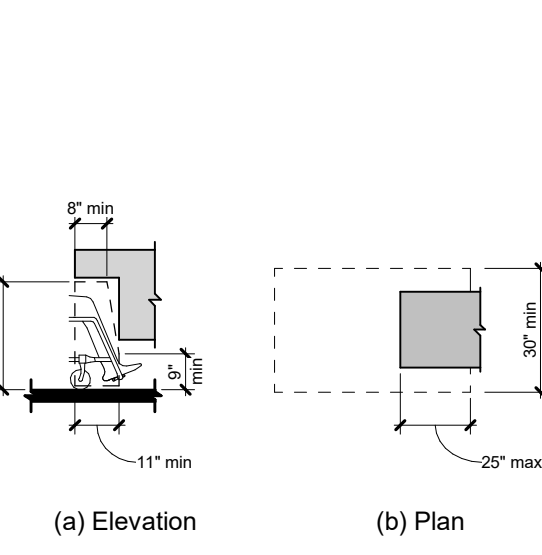


Figure 306.3 Knee Clearance



WATER CLOSETS AND TOILET COMPARTMENTS

Figure 604.2 Water closet location

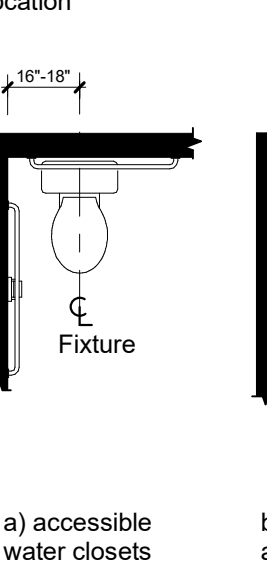


Figure 604.3 Size of clearance for water closet

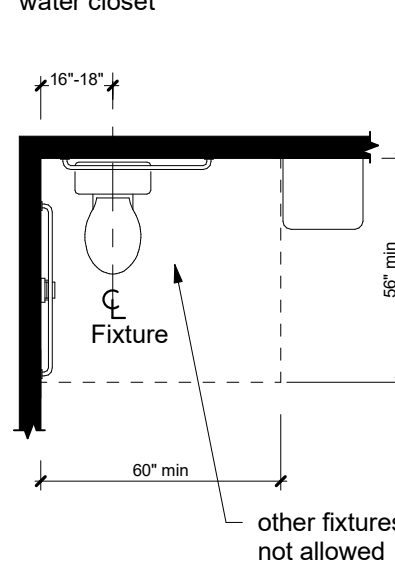


Figure 604.5.1 side wall grab bar for water closet

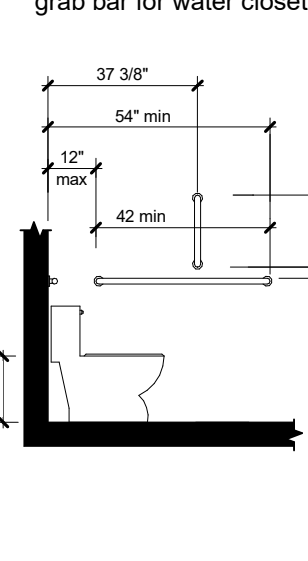


Figure 604.5.2 Rear wall grab bar for water closet

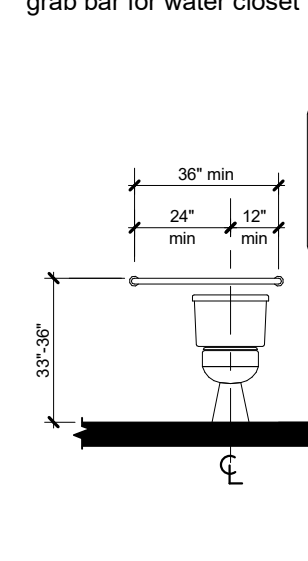
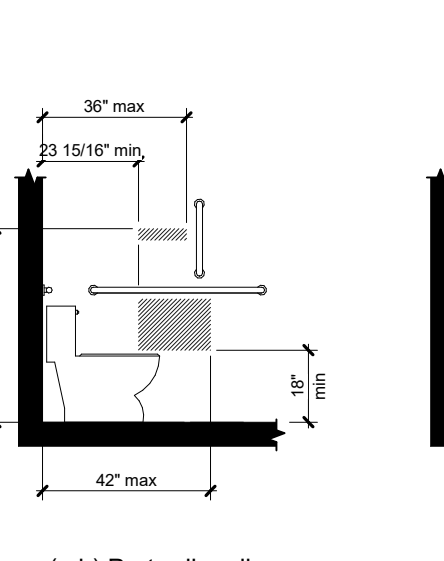
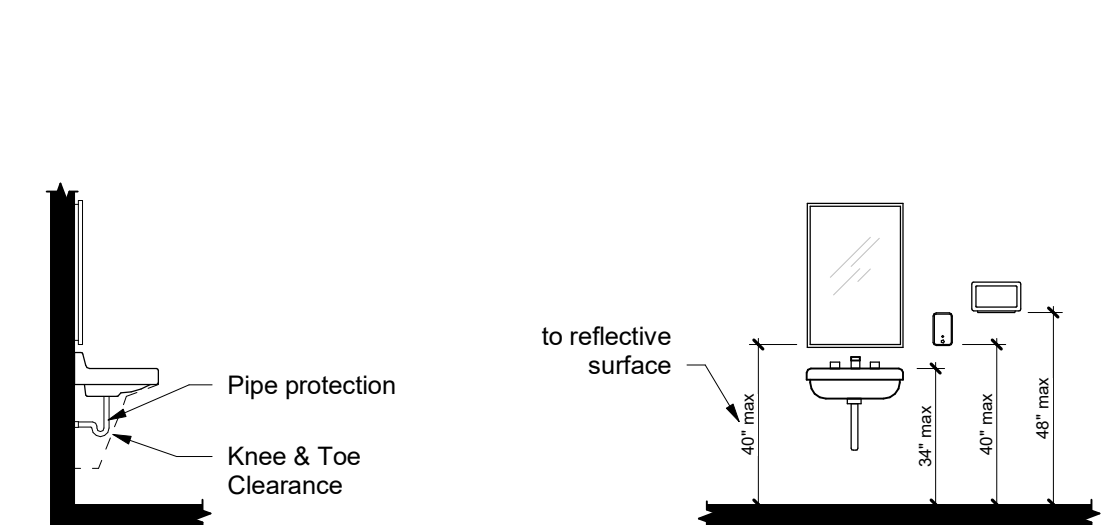


Figure 604.7 Dispenser outlet location



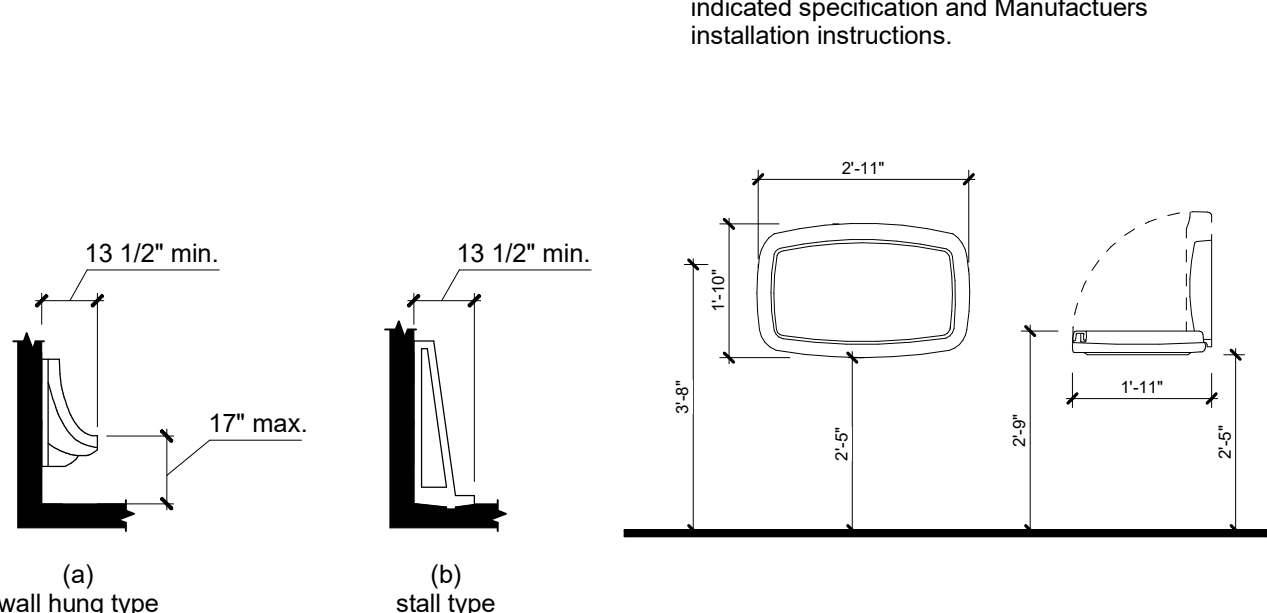
LAVATORIES & SINKS

Figure 606.3 Height of Lavatories, Sinks and Accessories



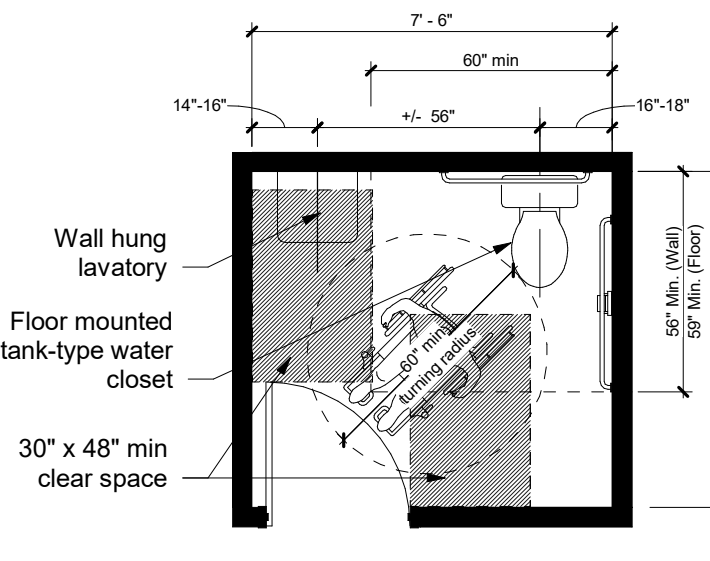
URINALS AND CHANGING STATIONS

Figure 605.2 Height and Depth of Urinals

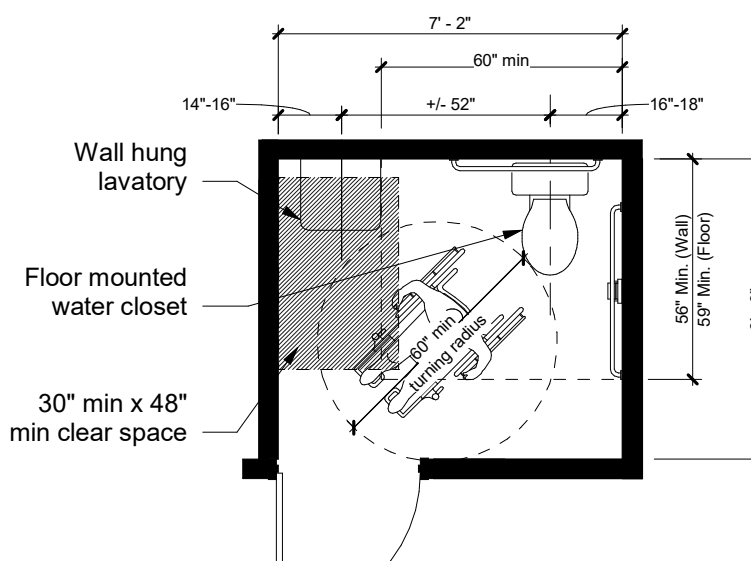


ACCESSIBLE TOILET ROOMS

(a) Minimum clear dimensional requirements- inward door swing



(b) Minimum clear dimensional requirements- outward door swing



SIGNS

Figure 703.3.10 Height of raised characters above floor

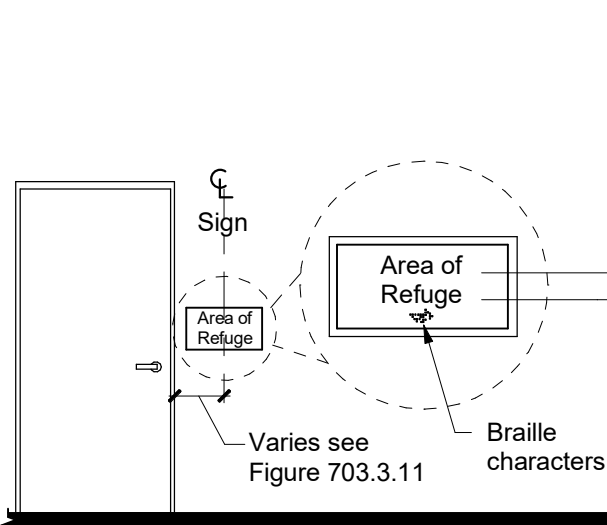
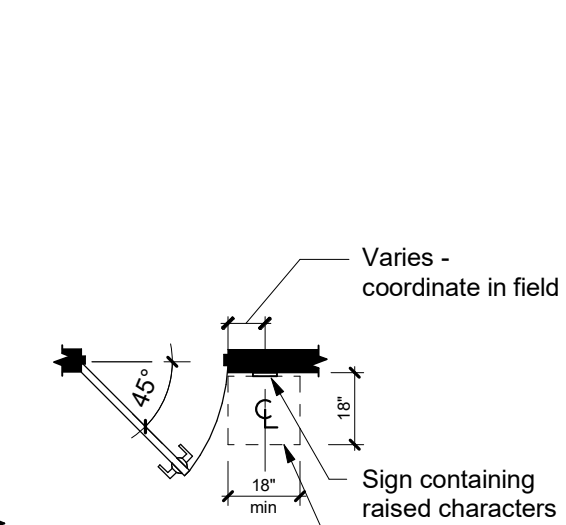


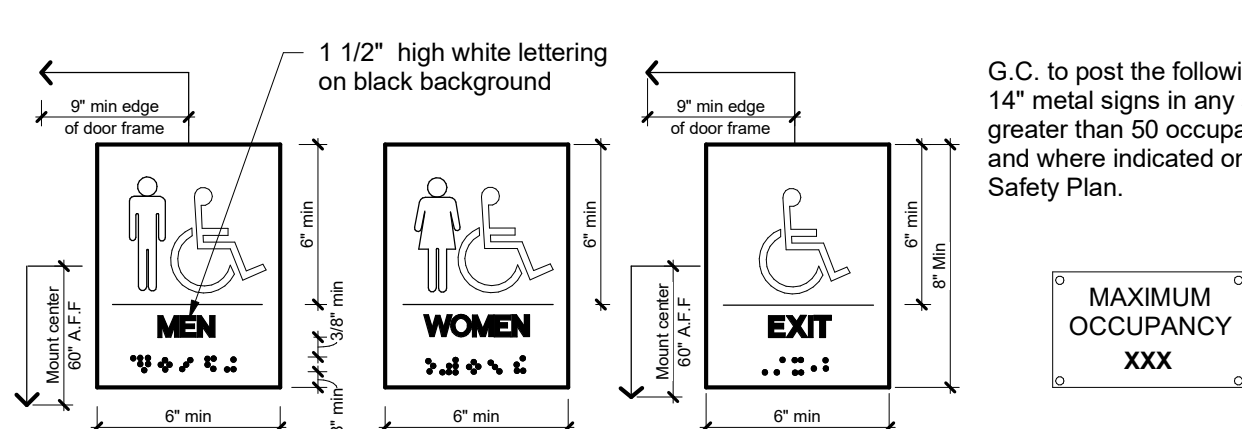
Figure 703.3.11 Location of Tactile signs at doors



SIGNS - RAISED CHARACTERS

Provide (1) sign per toilet room and (1) sign per exit passageway/ discharge complying with the referenced standard or the local authority having jurisdiction. Black plastic (field) background w/ white raised uppercase letters, braille and emblems. Refer to Life Safety Plan for keynoted locations.

Note - pictograms and lettering must be raised 1/32" min. Sign to have raised and braille characters and pictogram symbols of accessibility. Mount 50" to centerline A.F.F. Refer to sections 703.2 through 703.6 for additional information.



Design Collective

OWNER
Grove City
4035 Broadway
Grove City, OH 43123

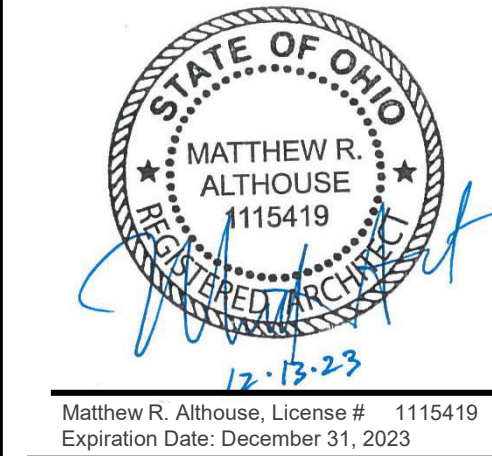
ARCHITECT
Design Collective Architecture
151 East Nationwide Blvd.
Columbus, OH 43215
Tel: (614) 464-2680

CIVIL ENGINEER
Kimley-Horn
7865 North High St, Suite 200
Columbus, OH 43215
Tel: (614) 454-6699

STRUCTURAL ENGINEER
Paul J. Ford & Company
250 E Broad St #600
Columbus, OH 43215
Tel: (614) 221-6679

MEP ENGINEER
Prater Engineering Associates, Inc.
6130 Wilcox Road
Dublin, OH 43016
Tel: (614) 766-4896

PROJECT STATUS
Bid/ Permit Set



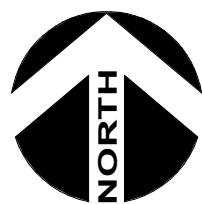
Matthew R. Althouse, License # 1115419
Expiration Date: December 31, 2023

Grove City Maintenance Building
3262 Ventura Blvd, Grove City, OH 43123

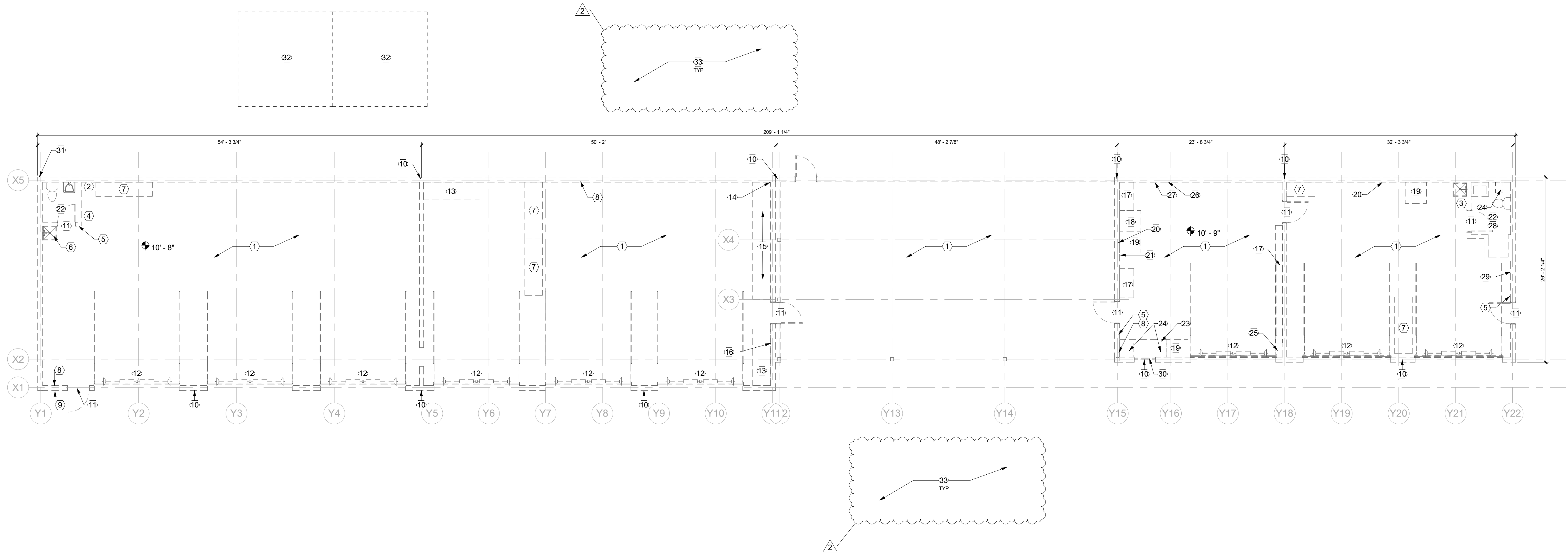
REVISIONS		
#	Description	Date

INITIAL ISSUE DATE
10/11/2023
PROJECT NO.
1296.01

Accessibility Guidelines
A0.1



Demolition Plan
Scale: 1/8" = 1'-0"



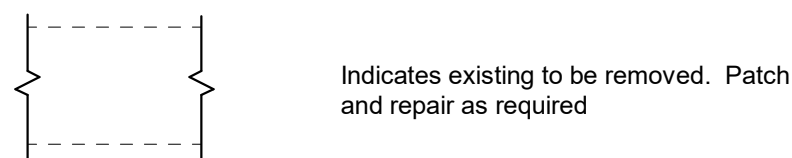
GENERAL NOTES - DEMOLITION PLAN

- Contractor is responsible for verifying that Owner has retrieved items to be reused in new scheme from existing building prior to demolition.
- All items noted as removed or demolished become the property of the contractor, and are to be disposed of in a manner complying with all local, state, and federal regulations.
- Notify architect of all existing construction not specifically noted on the drawings and remove or retain those items only as directed by the architect.
- Contractor is solely responsible for all temporary bracing and shoring of existing structure and all construction during demolition and new construction.
- Remove promptly from the premises all products of demolition not designated for reuse. No debris shall be allowed to accumulate. Take appropriate measures to control dust.
- Pipes, conduit and ductwork encountered in demolished partitions and ceilings which are to remain will be re-routed and concealed. Those which are to be abandoned shall be capped and completely concealed in the floor, wall, or ceiling.
- The contractor is to promptly repair all damage caused to adjacent areas by demolition at no additional expense to the tenant/ owner with matching material, finish, and color.
- The contractor is responsible for moving any furniture which may be necessary for demolition or new construction.
- All work causing excessive noise or requiring shutdown of any services, utilities, or risers serving occupied areas of the building shall be carried out only by arrangement with the tenant/ owner/ building management.
- All areas where demolition causes unevenness or voids in the floor are to be patched to level with r-dex or equal material.
- Remove all residual carpet, padding, tack strips, or adhesive from the areas designated.
- The contractor is responsible for continual clean up of debris from trucks exiting the compound along Ventura Blvd and public roads via street sweepers and/or other cleaning procedures as necessary.

KEYNOTES - DEMOLITION PLAN

- Remove building completely as shown.
- Remove water fountain completely as indicated.
- Remove water fountain completely as indicated, reuse in new scheme, protect throughout construction.
- Remove eyewash station completely as indicated.
- Fire extinguisher to be reused in new scheme, protect throughout all phases of construction.
- Remove service sink completely as indicated.
- Remove shelving racks completely as indicated.
- Remove electrical panel completely as indicated.
- Remove electric meter completely as indicated.
- Remove lighting fixture completely as indicated.
- Remove door completely as indicated.
- Remove overhead garage door completely as indicated.
- Remove cabinet completely as indicated.
- Remove suspended heater completely as indicated.
- Remove work bench completely as indicated.
- Remove data wiring completely as indicated.
- Remove lockers completely as indicated.
- Vending machine to be reused in new scheme, protect throughout all phases of construction.
- Remove refrigerator completely as indicated.
- Remove wall mounted A/C unit completely as indicated.
- Remove land line phone completely as indicated.
- Remove restroom fixtures completely as indicated.
- Remove base cabinets completely as indicated.
- Remove wall hung cabinet completely as indicated.
- Remove first aid kit completely as indicated.
- Remove defibrillator completely as indicated.
- Remove gas heater completely as indicated.
- Remove water heater on platform above restroom completely as indicated.
- Remove wall fan completely as indicated.
- Remove window completely as indicated.
- Remove security camera pole and all associated elements as indicated.
- Brine tank to be utilized in new scheme, GC to coordinate with Owner onsite temporary location protected from all phases of construction. Contractor to relocate brine tanks after completed construction to final location.
- GC to supply and maintain a temporary fence to separate construction areas from existing onsite operations throughout all phases of construction.

LEGEND - DEMOLITION PLAN



Design
Collective

OWNER

Grove City
4035 Broadway
Grove City, OH 43123

ARCHITECT

Design Collective Architecture
151 East Nationwide Blvd.
Columbus, OH 43215
Tel: (614) 464-2680

CIVIL ENGINEER

Kimley-Horn
7965 North High St, Suite 200
Columbus, OH 43235
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STRUCTURAL ENGINEER

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Tel: (614) 221-6679

MEP ENGINEER

Prater Engineering Associates, Inc.
6130 Wilcox Road
Dublin, OH 43016
Tel: (614) 766-4896

PROJECT STATUS

Bid/ Permit Set



Grove City Maintenance Building

3262 Ventura Blvd, Grove City, OH 43123

REVISIONS

#	Description	Date
2	Revision 2	12/12/2023

INITIAL ISSUE DATE

10/11/2023

PROJECT NO.

1296.01

Demolition Plan

A0.2

UL - U419 (2 Hour Fire Barrier)

FIRE-RESISTANCE DESIGN

Assembly Usage Disclaimer

BUXIV - Fire Resistance Ratings - ANSI/UL 263 Certified for United States

BUXIV7 - Fire Resistance Ratings - CAN/ULC-S101 Certified for Canada

See General Information for Fire Resistance Ratings - ANSI/UL 263 Certified for United States

Design Criteria and Allowable Variations

See General Information for Fire Resistance Ratings - CAN/ULC-S101 Certified for Canada

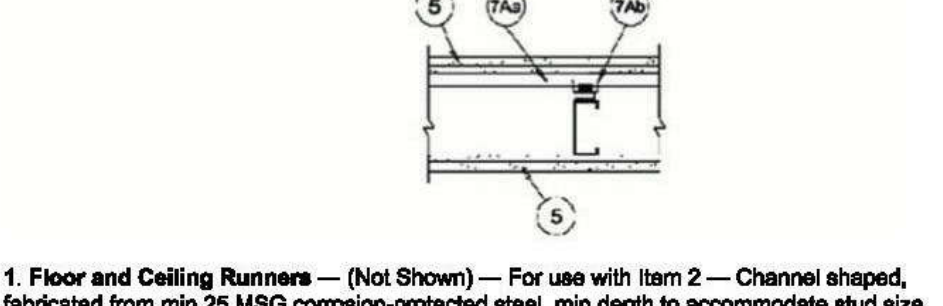
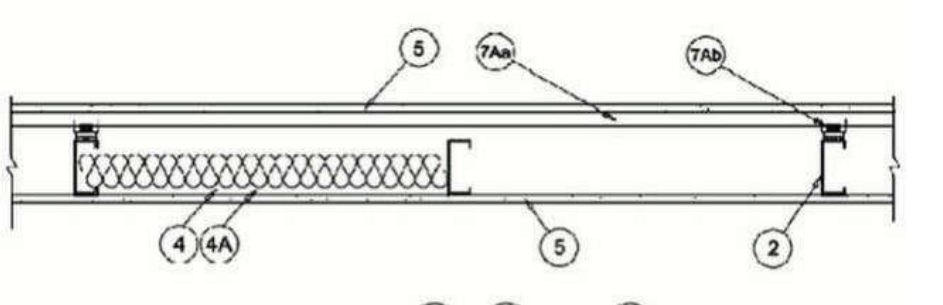
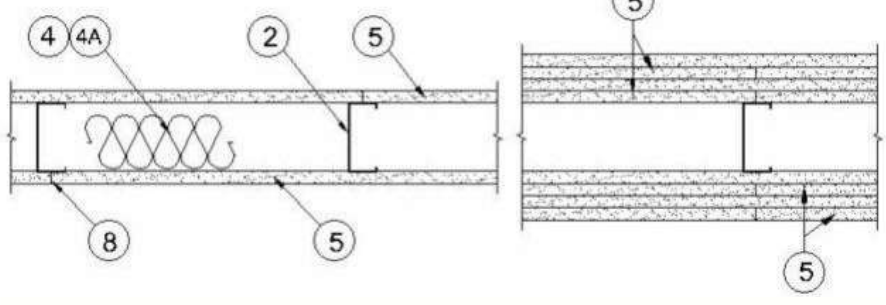
Design Criteria and Allowable Variations

Design No. U419

April 24, 2019

Nonbearing Wall Ratings - 1, 2, 3 or 4 Hr (See Items 4 & 5 through 9K)

* Indicate such products shall bear the UL or cUL Certification Mark for jurisdictions employing the UL or cUL Certification (such as Canada), respectively.



1. Floor and Ceiling Runners - (Not Shown) - For use with Item 2 - Channel shaped, fabricated from min 26 MSG corrosion-protected steel, min depth to accommodate stud size, with min 1-1/4 in. long legs, attached to floor and ceiling with fasteners 24 in. OC max.

1A. Framing Members* - Floor and Ceiling Runners - (Not Shown) - In lieu of Item 1 - For use with Item 26, proprietary channel shaped runners, 3-5/8 in. deep attached to floor and ceiling with fasteners 24 in. OC max.

CALIFORNIA EXPANDED METAL PRODUCTS CO - Viper26™ Track

CRACO MFG INC - SmartTrack26™

MARINOWARE, DIV OF WARE INDUSTRIES INC - Viper26™ Track

FUSION BUILDING PRODUCTS - Viper26™ Track

IMPERIAL MANUFACTURING GROUP INC - Viper26™ Track

1B. Framing Members* - Floor and Ceiling Runners - (Not Shown) - In lieu of Item 1 - For use with Item 26, proprietary channel shaped runners, 3-5/8 in. deep attached to floor and ceiling with fasteners 24 in. OC max.

CALIFORNIA EXPANDED METAL PRODUCTS CO - Viper26™ Track

CRACO MFG INC - SmartTrack26™

MARINOWARE, DIV OF WARE INDUSTRIES INC - Viper26™ Track

FUSION BUILDING PRODUCTS - Viper26™ Track

IMPERIAL MANUFACTURING GROUP INC - Viper26™ Track

1C. Framing Members* - Floor and Ceiling Runners - (Not Shown) - In lieu of Item 1 - Channel shaped, attached to floor and ceiling with fasteners 24 in. OC max.

ALLSTEEL & GYPSUM PRODUCTS INC - Type SUPREME D24/30EQD and Type SUPREME D20

CLARKDIETRICH BUILDING SYSTEMS - CD ProSTUD

CONSOIDATED FABRICATORS CORP. BUILDING PRODUCTS DIV - Type SUPREME D24/30EQD and Type SUPREME D20

QUAIL RUN BUILDING MATERIALS INC - Type SUPREME D24/30EQD and Type SUPREME D20

SCAPCO STEEL STUD MANUFACTURING CO - Type SUPREME D24/30EQD and Type SUPREME D20

STEEL CONSTRUCTION SYSTEMS INC - Type SUPREME D24/30EQD and Type SUPREME D20

STEEL STRUCTURAL PRODUCTS L.L.C. - Tri-S ProSTUD

UNITED METAL PRODUCTS INC - Type SUPREME D24/30EQD and Type SUPREME D20

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Indicated under Item 5, spaced a max of 24 in. OC. Studs to be cut 3/8 to 3/4 in. less than assembly height.

OLMAR SUPPLY INC - PRIMESTUD

RONDO BUILDING SERVICES PTY LTD - Rondo Wall Track

STEEL INVESTMENT GROUP L.L.C. - AlphaSTUD

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(Vertical Application) - The gypsum board is to be installed on each side of the studs with 1 in. long Type 5 coated steel screws spaced 8 in. OC starting 4 in. from the edge of the board at the vertical edges and 12 in. OC starting 8 in. from the edge of the board at the center of each board. Gypsum boards are to be secured to the top and bottom track with screws spaced 8 in. OC starting 4 in. from the board edge. Fasteners shall not penetrate through both the stud and the track at the same time. Vertical joints in the gypsum board shall be staggered one stud cavity on opposite sides of studs. (Horizontal Application) - The gypsum board is to be installed on each side of the studs with 1 in. long Type 5 coated steel screws spaced 8 in. OC starting 4 in. from the edge of the board at the vertical edges and 12 in. OC starting 8 in. from the edge of the board at the center of each board. Gypsum boards are to be secured to the top and bottom track with screws spaced 8 in. OC starting 4 in. from the board edge. Fasteners shall not penetrate through both the stud and the track at the same time. All horizontal joints are to be backed as outlined under section V of Volume 1 of the Fire Resistive Directory. CGC INC - Type SCX.

UNITED STATES GYPSUM CO - Type SCX, SGX.

USG BORAL DRYWALL 8FZ LLC - Type SCX

USG MEXICO S A DE C V - Type SCX

5D. Gypsum Board* - (As an alternate to Item 5) - 5/8 in. thick, 48 in. wide, applied vertically or horizontally. Secured as described in Item 5. For use with items 1 and 2 only. CGC INC - Type USGX.

UNITED STATES GYPSUM CO - Type USGX

USG BORAL DRYWALL 8FZ LLC - Type USGX

USG MEXICO S A DE C V - Type USGX

5E. Gypsum Board* - (Not Shown) - (As an alternate to Item 5) when used as the base layer on one or both sides of wall when 1/2 in. or 5/8 in. thick products are specified. For direct attachment only to steel studs Item 2A, not to be used with Item 3. Nominal 5/8 in. thick lead backed gypsum panels with beveled, square or tapered edges, applied vertically. Vertical joints centered over studs and staggered min 1 stud cavity on opposite sides of studs. Wallboard secured to studs with 1-1/4 in. long Type S-12 clip for 1-1/4 in. long tape head self-drilling screws spaced 8 in. OC at perimeter and 12 in. OC in the field. NEW ENGLAND LEAD BURNING CO INC, DASA BELCO - Naco

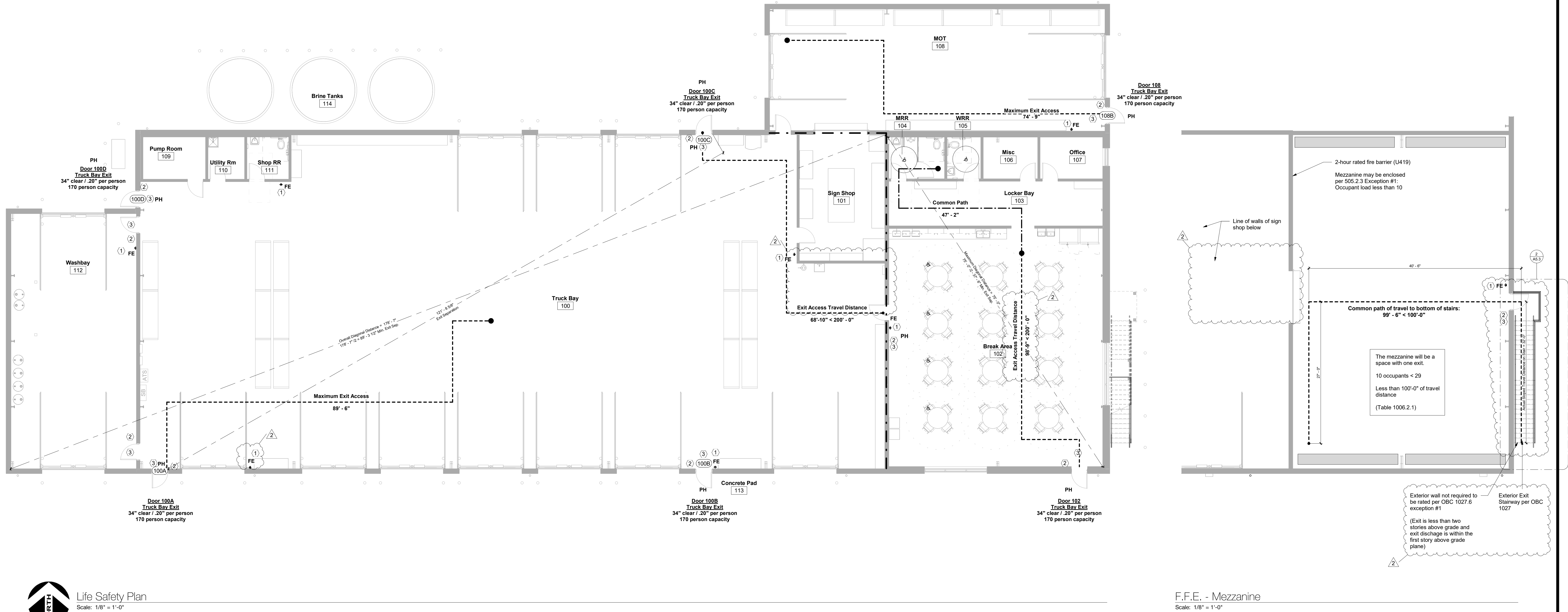
5F. Gypsum Board* - (As an alternate to Item 5) - For use with items 1E and 2E and limited to 1/4" Rating only. Gypsum panels with beveled, square or tapered edges, applied vertically, and fastened to the steel studs with 1 in. long Type S screws spaced 8 in. OC along vertical and bottom edges and 12 in. OC in the field. Vertical joints centered over studs and staggered one stud cavity on opposite sides of studs. Steel stud depth shall be a minimum 3-5/8 in.

UNITED STATES GYPSUM CO - 5/8 in. thick Type SCX, SGX

USG BORAL DRYWALL 8FZ LLC - 5/8 in. thick Type SCX, SGX

5G. Gypsum Board* - (As an alternate to Item 5) - For use with items 1E and 2E only. Gypsum panels with beveled, square or tapered edges, applied vertically or horizontally, as specified in the table below and fastened to the steel studs as described in Item 5. Vertical joints centered over studs and staggered one stud cavity on opposite sides of studs. Vertical joints in adjacent layers (multilayer systems) staggered one stud cavity. Horizontal joints need not be backed by steel framing. Horizontal edge joints and horizontal butt joints on opposite sides of studs need not be staggered. Horizontal edge joints and horizontal butt joints in adjacent layers (multilayer systems) staggered a min of 12 in. The thickness and number of layers for the 2 hr, 3 hr and 4 hr ratings are as follows:

Gypsum Board Protection on Each Side of Wall				
Rating, Hr	Min Stud Depth, in. Item 2E	No. of Layers & Thickness of Panel	Min Thins of insulation (Item 4)	
2	1-5/8	2 layers, 1/2 in. thick	Optional	
2	1-5/8	2 layers, 5/8 in. thick	Optional	
3	1-5/8	3 layers, 1/2 in. thick	Optional	
3	1-5/8	3 layers, 5/8 in. thick	Optional	
4	1-5/8	4 layers, 5/8 in. thick	Optional	
4	1-5/8	4 layers, 1/2 in. thick	Optional	



GENERAL NOTES - LIFE SAFETY PLAN

- All dimensions are from finished surface to finished surface, unless noted otherwise.
- Contractor to provide tactile sign stating 'exit', and complying with accessibility code, at door locations indicated with illuminated exit signs.
- Refer to Reflected Ceiling Plan and electrical drawings for exit signage and emergency lighting locations.

KEYNOTES - LIFE SAFETY PLAN

- Install classification 2A-10B-C fire extinguisher at indicated location (75' of rectilinear travel path around obstructions); cabinet to be Larsen Vertical Duo clear acrylic door with Larsen Loc, #4 stainless steel finish; 1-1/4" square semi-recessed; mount top at 48" A.F.F. Confirm locations with local Fire Department prior to installation.
- Location of tactile exit sign as specified on sheet A0.1
- Emergency exit lighting, refer to Electrical Drawings for specification

LEGEND - LIFE SAFETY PLAN

Line indicates path of maximum travel.
Overall distance indicated on plan.

Handicap accessible seat. Refer to calculations below.

Fire extinguisher

Panic Hardware

2 Hour Rated Wall
(U419, Refer to UL Assemblies Sheet)

FLOOR AREA ALLOWANCES PER OCCUPANT

Function of Space	SF Per Person	SF Type
Assembly (Dining, Tables & Chairs)	15	Net
Assembly (Standing Space)	5	Net
Business Areas	100	Gross
Industrial Areas	100	Gross
Kitchens, Commercial	200	Gross
Locker Rooms	50	Gross
Mercantile	30	Gross
Mercantile (Storage, Stock, Shipping Areas)	300	Gross
Not Occupied, Circulation	0	Gross
Parking Garages	200	Gross
Per Section 1004.2 'Increased Occupant Load'	9	Net
Stages & Platforms	15	Net
Storage areas, Equipment Rooms	300	Gross

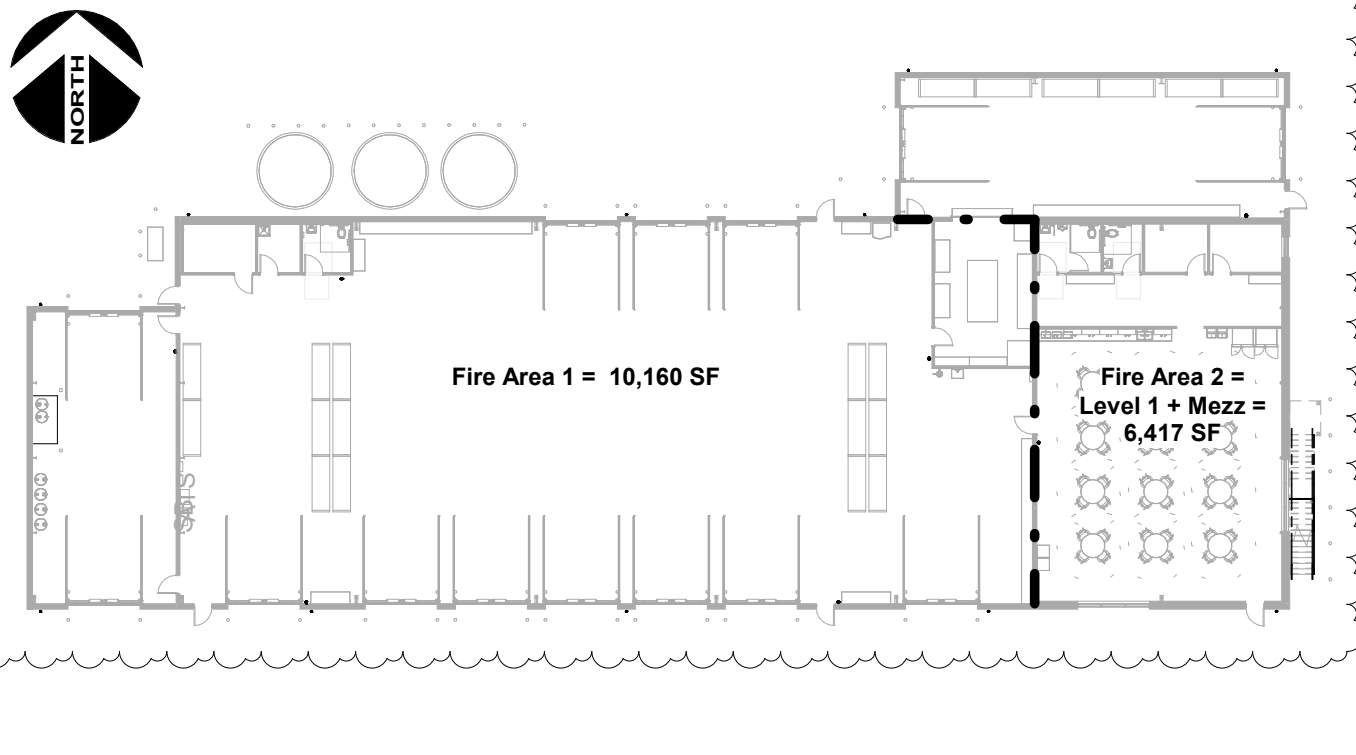
OCCUPANCY TABULATION

#	Name	Function of Space	Net Area	Persons
100	Truck Bay	Parking Garages	8,379 SF	42
101	Sign Shop	Industrial Areas	395 SF	4
102	Break Area	Assembly (Dining, Tables & Chairs)	1,858 SF	124
103	Locker Bay	Locker Rooms	351 SF	8
104	MRR	Not Occupied, Circulation	85 SF	0
105	WRR	Not Occupied, Circulation	52 SF	0
106	Misc	Business Areas	84 SF	1
107	Office	Business Areas	96 SF	1
108	MOT	Parking Garages	1,491 SF	8
109	Pump Room	Storage areas, Equipment Rooms	97 SF	1
110	Utility Rm	Storage areas, Equipment Rooms	57 SF	1
111	Shop RR	Not Occupied, Circulation	65 SF	0
112	Washbay	Parking Garages	1,167 SF	6
F. F. L.			14,177 SF	196
200	Storage Mezzanine	Storage areas, Equipment Rooms	2,400 SF	8
F.F.E. - Mezzanine			(Usable/Net) 2,400 SF	8
			(Usable/Net Total) 16,577 SF	204

NOTE: Per Section 1004.3 GC shall provide and install occupancy signs near main exit; verify specific requirements for signs with local code officials. Minimum 1" lettering on contrasting background mounted <60" and >48" AFF.

ACCESSIBLE SEATING PER CHAPTER 11
48 interior seats at 5% = 3 accessible seats required
4 accessible seats provided

FIRE AREA DIAGRAM



Design Collective

OWNER

Grove City
4035 Broadway
Grove City, OH 43123

ARCHITECT

Design Collective Architecture
151 East Nationwide Blvd.
Columbus, OH 43215
Tel: (614) 464-2680

CIVIL ENGINEER

Kimley-Horn
7965 North High St, Suite 200
Columbus, OH 43235
Tel: (614) 454-6699

STRUCTURAL ENGINEER

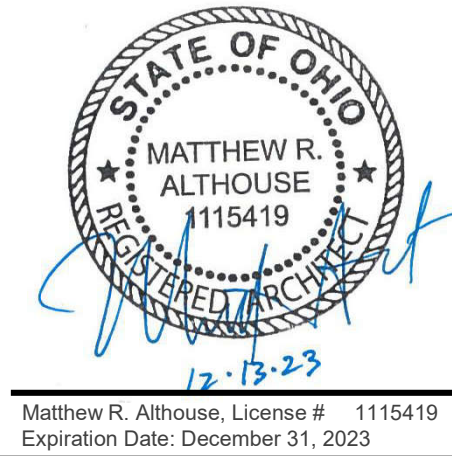
Paul J. Ford & Company
250 E Broad St #600
Columbus, OH 43215
Tel: (614) 221-6679

MEP ENGINEER

Prater Engineering Associates, Inc.
6130 Wilcox Road
Dublin, OH 43016
Tel: (614) 766-4896

PROJECT STATUS

Bid/ Permit Set



Matthew R. Althouse, License # 1115419
Expiration Date: December 31, 2023

Grove City Maintenance Building

3262 Ventura Blvd, Grove City, OH 43123

REVISIONS

#	Description	Date
2	Revision 2	12/12/2023

INITIAL ISSUE DATE

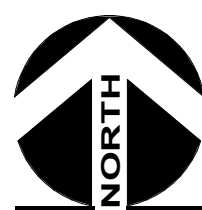
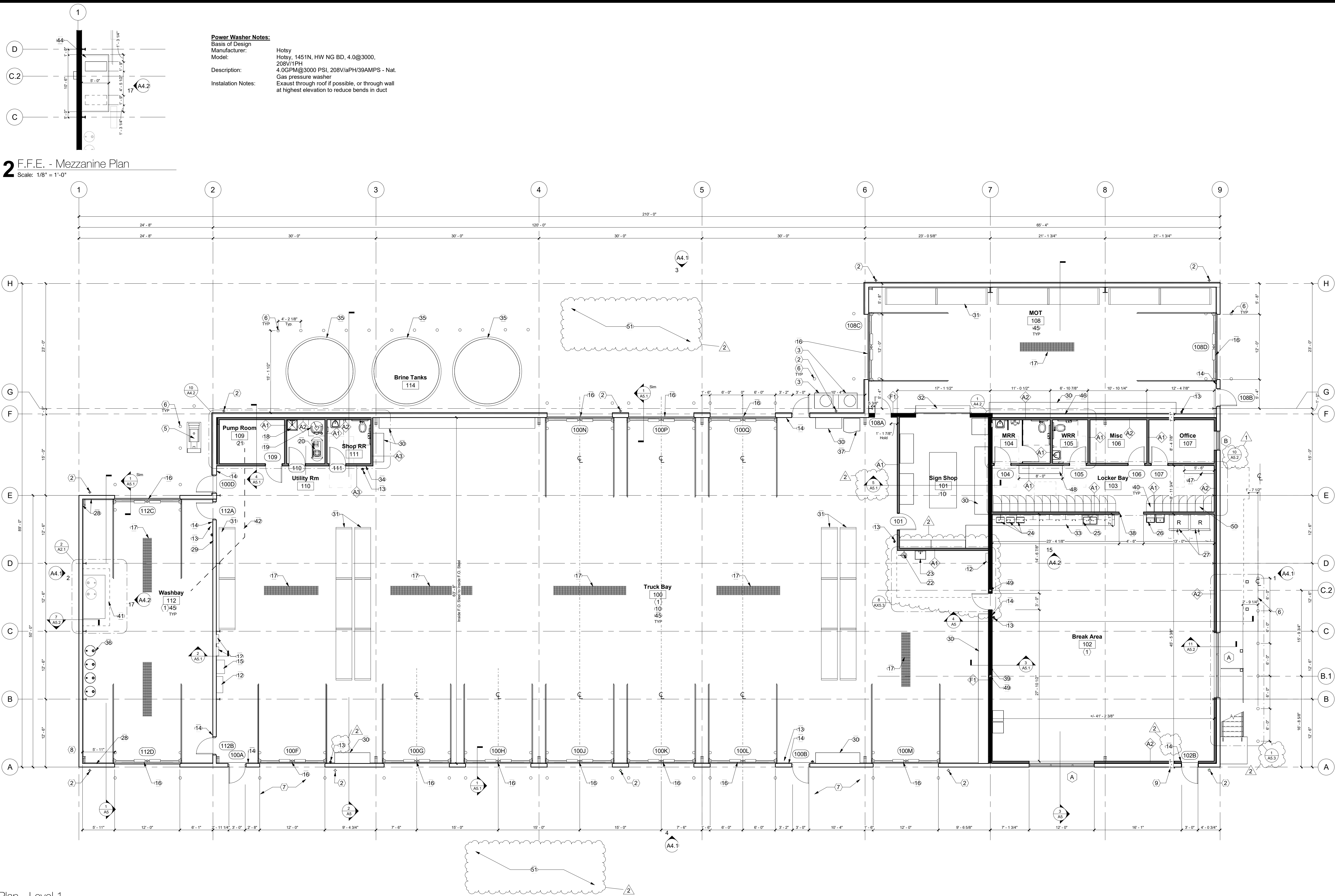
10/11/2023

PROJECT NO.

1296.01

Life Safety Plan

A1



Architectural Plan - Level 1
Scale: 1/8" = 1'-0"

GENERAL NOTES - ARCHITECTURAL PLAN

- Do not scale drawings. If dimensions are in question, the contractor shall be responsible for seeking clarification from Architect prior to construction.
- All dimensions are from finished surface to finished surface, unless noted otherwise.
- General Contractor to coordinate with Owner's security consultant prior to rough inspections

KEYNOTES - ARCHITECTURAL PLAN

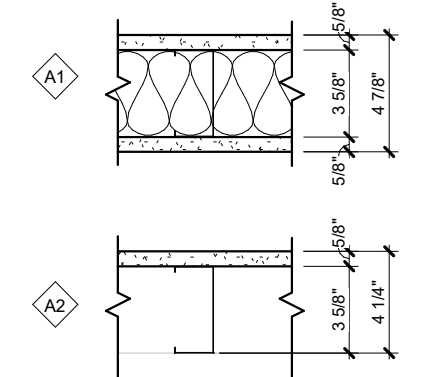
- Concrete slab over compacted fill. Provide 10 mil. vapor barrier.
- Pre-finished metal downslope. Refer to roof plan and PEMB drawing.
- Condensing unit, refer to HVAC drawings
- Generator.
- Bollard, refer to details
- Exterior concrete slab, reference Civil Drawings for extents
- Gas Meter.
- Knock box. Verify final location and mounting height with local AHJ prior to installation.
- FRP as specified over 3/4" plywood up to 8'-0" AFF, exposed structure and insulation above at indicated location. Refer to Wall Sections
- Electrical panel. Provide 6" bollard as required. Paint bollards safety yellow.
- Provide 10 lb. Type ABC bracket mounted fire extinguisher. Mount top at 48" AFF. Verify final location and quantity with the marshal prior to installation.
- Tactile exit signage. Locate on latch side of door. Refer to location specified on Accessibility Guidelines sheet.
- Automatic transfer switch. Refer to electrical drawings.
- Insulated, sectional, 12'-0" wide x 14'-0" tall overhead drive-in door with (4) 6" bollards. Refer to detail.
- Trench drain with traffic rated heavy duty grate, refer to Plumbing Drawings
- Mop sink. Refer to plumbing drawings.
- Water heater. Refer to plumbing drawings.
- Compressor by Electrical Contractor. Refer to plumbing drawings.
- Pump room. Equipment for brine tank pumps and wash bay.
- Eye wash station. Refer to plumbing drawings.
- Service sink. Refer to plumbing drawings.
- Microwave, by owner.
- Stainless steel, double bowl sink with gooseneck faucet and 4" paddle handles. Provide garbage disposal with above counter switch. Refer to plumbing drawings.
- Hi-lo electric water cooler with bottle filler. Refer to plumbing drawings.
- Refrigerator, by owner.
- Concrete block wall up to 7'-4" in Wash Bay with integral water repellent. Galvanized PEMB panels above.
- Demising wall. Concrete block up to 7'-4". Galvanized PEMB panels above
- Work bench, by owner.
- Racking, by owner.

- Fire rated Coiling overhead door, 10'-0" wide x 12'-0" tall
- Base cabinets with countertop and 4" backsplash. Wall cabinets overhead.
- Equipment platform above Pump Room, Restroom and Utility Room. 8" deep joists at 16" o.c. with 3/4" plywood over 9/16" metal deck.
- Brine tank on concrete pad, refer to Civil Drawings for extents of concrete
- Barrel storage
- Vending machine, by owner.
- Hollow metal flush frame. Refer to A7 - Door/Window Schedules
- Align wall with edge of mezzanine, refer to details and wall sections
- 18"x18" gray lockers, refer to Enlarged Plan of locker area, provide blocking in wall per manufacturer's recommendations
- Dashed line indicates platform framing above, refer to details and enlarged plans
- Dashed line trench for wash bay piping, coordinate with Plumbing Drawings and car wash manufacturer final locations and extents of car wash process piping
- Prefabricated power wash platform and railing by fabricator, bottom of structure 7'-8" min.; coordinate structural requirements with wash bay equipment contractor, designed to hold (2) power washers, power washer provided by GC, dashed lines indicate dedicated space on platform for future equipment. Provide removable access panels in railing for servicing equipment. Platform size and clear dimensions are dependant on selected equipment, refer to power wash manufacturer specification.
- PEMB factory primed grey
- Provide vinyl faced batt insulation in the pre-engineered metal wall indicated
- ADA compliant bench fixed to wall. Seat depth not less than 20" and not more than 24"; seat height not less than 17" AFF or not more than 19" AFF. Dashed lines indicate ADA clear floor space
- Bench fixed to wall
- Structural column, refer to Structural Drawings
- Provide ADA locker at location indicated. Dashed lines indicate clear floor space required for ADA locker
- GC to supply and maintain a temporary fence to separate construction areas from existing onsite operations throughout all phases of construction

WALL TYPES

- All gypsum board in restrooms and kitchen to be moisture resistant.
- Provide waterproof membrane at base of all restroom walls. Refer to typical base details.
- All soffits to match A1 unless noted otherwise
- 3/4" x 3" pressure treated plywood furring (vertical) at 16" O.C. behind gyp at all CMU/concrete wall furring locations.
- Runner track gauge to match stud.
- Confirm all stud selections using the stud height limitation chart below.
- Walls over 12'-0" high to be laterally braced with 1-1/2", 16Ga. channel clips anchored to metal studs.

3 5/8" METAL STUD PARTITIONS



New 4 7/8" Partition

5/8" gypsum board on each face of 3 5/8", 20 gauge, metal studs at 16" on center to mezzanine structure above with sound batt insulation. Diagonally brace studs to platform deck/structure 48" O.C. max. Frame to deck at MRR, WRR and Offices

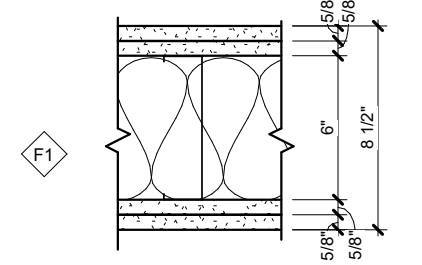
New 4 1/4" Partition - One Sided - To Mezzanine Structure

5/8" gypsum board on one side of 3 5/8", 20 gauge, metal studs at 16" on center to mezzanine structure above. Use deflection track as required. Seal all perimeter and penetration joints with sound sealant.

New 4 7/8" Partition - To Equipment Platform/ Mezzanine Deck

Same as above except partition extends to deck. Use deflection track as required. Seal all perimeter and penetration joints with fire rated sealant.

FIRE-RATED PARTITIONS



New 2 Hour Rated Partition - Assembly Number: UL-U419

2 layers 5/8" Type X gypsum board on each face of 6", 20 gauge, metal studs at 16" on center with sound batt insulation. Extend partition to roof deck above. Use deflection track as required. Seal all perimeter and penetration joints with fire rated sealant.

STUD HEIGHT LIMITATIONS

Size	Gauge/Thickness	Max. unsupported height at 16" O.C. (L240 deflection, gyp both sides)
1-5/8"	20Ga./30mls	8'-5"
2-1/2"	20Ga./30mls	11'-7"
3-5/8"	20Ga./30mls	15'-0"
	18Ga./43mls	17'-5"
6"	20Ga./30mls	22'-11"
	18Ga./43mls	26'-1"
	16Ga./54mls	27'-11"
8"	18Ga./43mls	32'-9"
	16Ga./54mls	35'-2"
	14Ga./68mls	38'-1"

- Use gauge and type of stud indicated on plan U.N.O. Verify height requirements using this chart. Notify architect immediately if conflict arises.
- No gauges lower than 20.
- Based on interior non-structural, non-composite limiting wall height tables. Partitions with one layer gypsum board each side. L240 deflection-5psf load. Per 2012 SSMA product technical information bulletin (ICC ESR #3064P).

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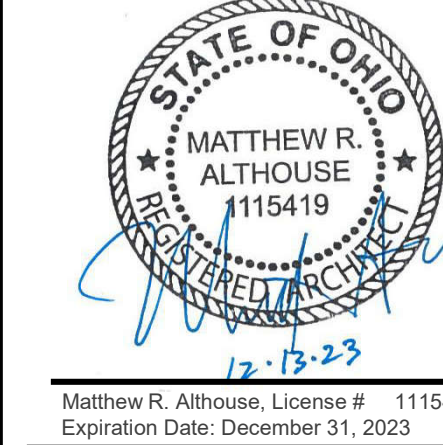
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PROJECT STATUS

Bid/ Permit Set



Matthew R. Althouse, License # 1115419
Expiration Date: December 31, 2023

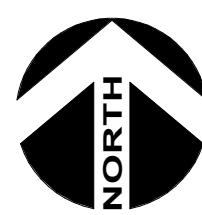
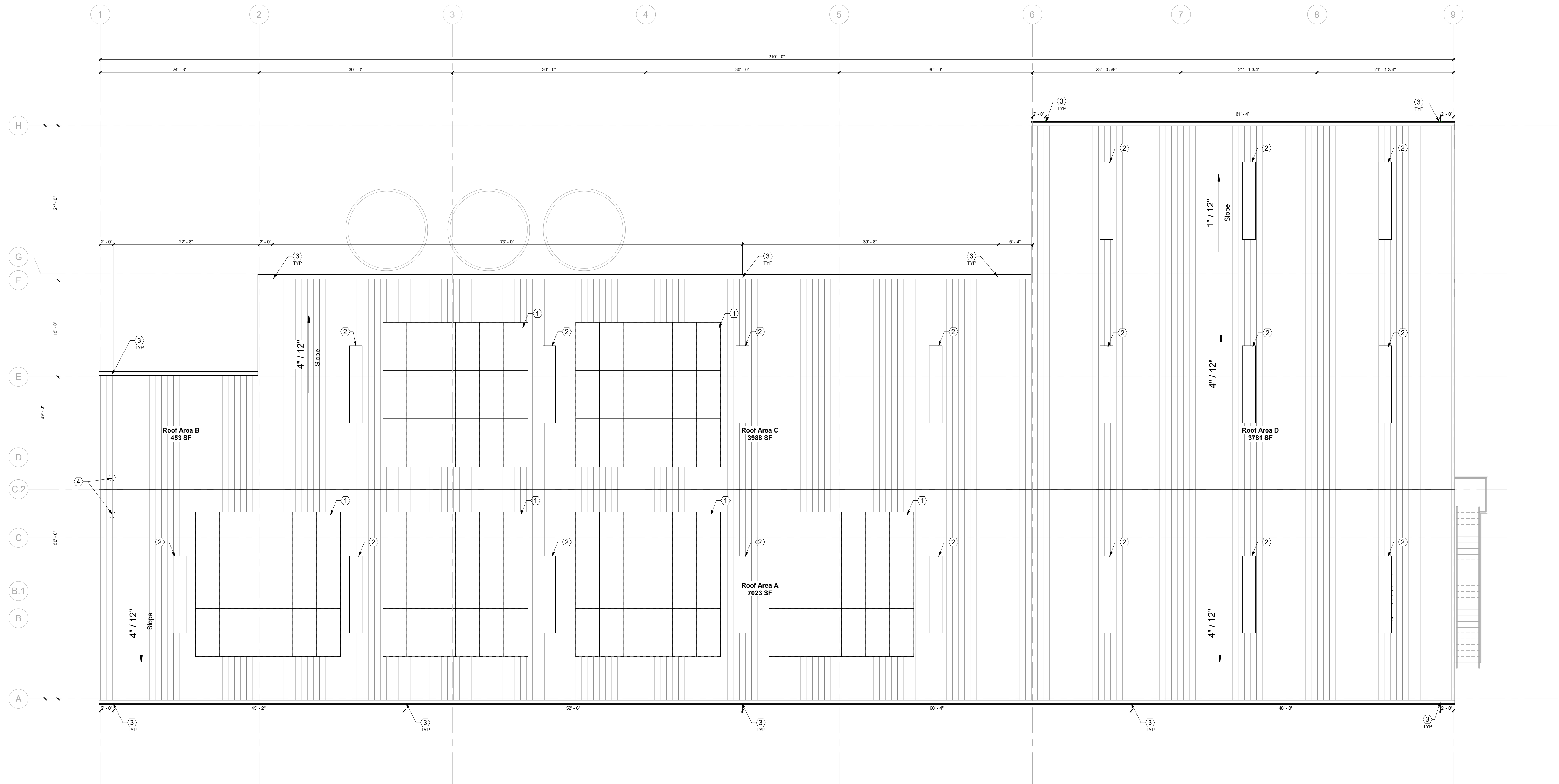
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3262 Ventura Blvd, Grove City, OH 43123

REVISIONS		
#	Description	Date
1	Revision 1	10/24/2023
2	Revision 2	12/12/2023

INITIAL ISSUE DATE
10/11/2023
PROJECT NO.
1296.01

Architectural Plan

A2.1



Roof Plan
Scale: 1/8" = 1'-0"

GENERAL NOTES - ROOF PLAN

- Do not scale drawings. If dimensions are in question, the contractor shall be responsible for seeking clarification from Architect prior to construction.
- All dimensions are from finished surface to finished surface, unless noted otherwise.
- Label all rooftop equipment with space number per building standards.

KEYNOTES - ROOF PLAN

- Solar panel array, refer to basis of design specification on this sheet, final quantity and layout TBD by solar panel vendor.
- 24" x 12'-0" PEMB Skylight. Coordinate with solar panel array and PEMB drawings.
- Gutters and downspouts TBD by Pre Engineered Metal Building manufacturer, refer to Elevations
- Dashed line indicates approximate location of roof penetration for power washer exhaust. Refer to architectural plans

ROOF CLASS PER CONSTRUCTION TYPE

IA	IB	IIA	IIB	IIIA	IIIB	IV	VA	VB
B	B	B	C	B	C	B	B	C

ROOF CONSTRUCTION

24 gauge min. PEMB roof panel with R-19 vinyl faced batt insulation and S-5 snow rail system or equal, by Pre Engineered Metal Building Manufacturer, submit alternatives to Owner and Architect for approval.

SOLAR ARRAY DESIGN

The basis of solar array design is as follows, substitutes/ alternates are permitted and must meet performance spec as outlined below, submit alternates for approval by architect and solar consultant.

- Basis of design:** a ~54 kW DC solar array with the following general components:
 - 108x PV Modules @ ~500W each (Sifab Solar SIL-500 HM) + 108x PV Rapid Shutdown Electronics (APsmart RSD-S-PLC)
 - 6 arrays consisting of 18 modules in each array (see Roof Plan)
 - 2 arrays on north roof (public facing)
 - 4 arrays on south roof
 - Project to include module-level components to comply with photo-voltaic rapid shutdown equipment (PVRSE) requirements:
 - 2017 NEC 690.12 2017 NEC 690.12 Rapid Shutdown – Important Changes
 - UL 3741 UL_PV_Rapid_Shutdown_System_White_Paper
 - 4x String Inverters @ 9.600VA AC each (Goodwe GV9600A-MS)
 - Project to include necessary communication and system-level components to comply with photo-voltaic rapid shutdown system (PVRSS) requirements (APsmart RSD-S-PLC)
 - 2017 NEC 690.12 2017 NEC 690.12 Rapid Shutdown – Important Changes (repeat from above)
 - UL 3741 UL_PV_Rapid_Shutdown_System_White_Paper (repeat from above)
 - Standing Seam roof attachments (S-G) Roof Clamp – TBD)
 - Monitoring & Communications Hardware (unique to the final inverter selection and IT / network administrator requirements – Goodwe appears to have a variety of options for selection during DD/procurement: Monitoring System & Accessories)
 - Balance of System (standard issue preferences per electrician/company)
 - Conduit + Fittings
 - Mounting Hardware
 - Junction Boxes
 - Wiring
 - Combiner / Electrical Panel(s)
 - Breakers
 - Safety Disconnect(s)
 - Revenue Grade Meter (if pursuing a Power Purchase Agreement PPA)
 - Equipment Enclosures
 - Flashings
 - Communications Interconnections
 - Etc.
- Detailed Assumptions and Additional Notes:**
 - Fastening System to Roof:** S-SI clips to match the standing seam profile and PV array configuration(s) desired, verify with PEMB assembly
 - Mounting Rail:** IronRidge XR100 Rail
 - XR Rail® Family - IronRidge
 - Seam Spacing: **Assuming 24" standing seam spacing** - verify with architect and solar consultant, attachment point weights are dependent upon the
 - Weights**
 - Distributed Weight based on module/rail selections: 2.5 psf
 - Weight at each attachment: 30.2 lbs
 - Inverters:** Goodwe® A-MS Series (Single Phase) String Inverters
 - GoodWe A-MS Series 5-9.6 kW Split Phase Up to 4 MPPTs Solar Inverter
 - GV9600A-MS
 - NOTES:**
 - Wall-mounted inverters in lieu of the normal rooftop mount:
 - Flexibility of location
 - Reduced point load on PEMB roof framing
 - More convenient PV Rapid Shutdown (PVRSE / PVRSS) configuration options
 - SMA Solar Inverters are an acceptable alternative, verify with architect and solar consultant.
 - PV Modules:** Sifab Commercial Solar
 - SIL-500 HM - SILFAB SOLAR
 - SIL-500 HM
 - Conduit Routing:** Conduit routing to penetrate the roof and keep the majority of the conduit internal to the building.

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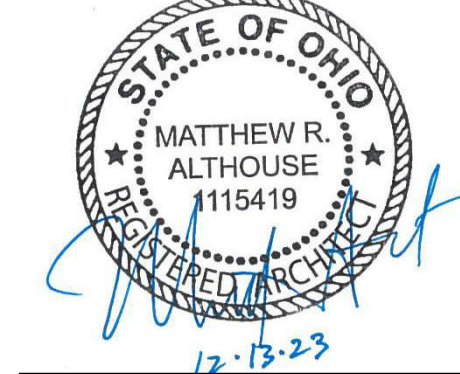
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REVISIONS

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INITIAL ISSUE DATE

10/11/2023

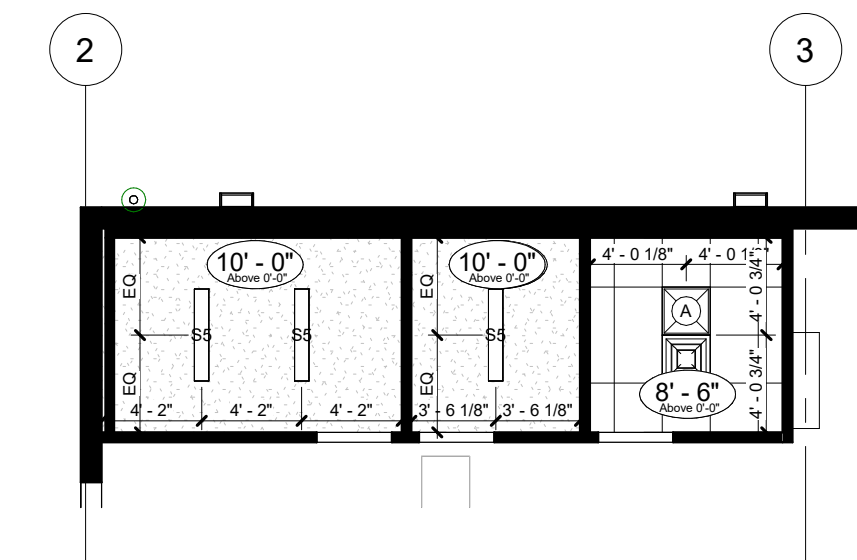
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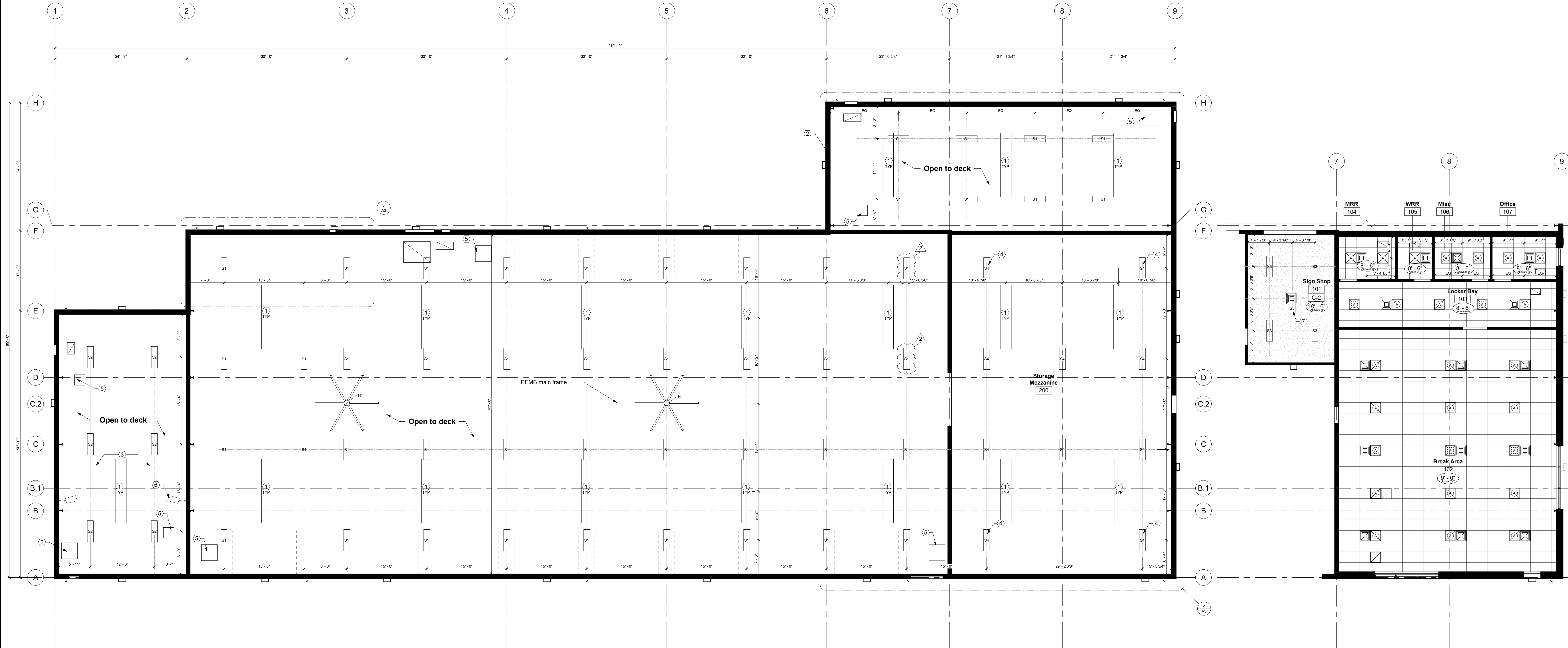
Roof Plan

A2.2

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3 Reflected Ceiling Plan - Utility Rooms
Scale: 1/8" = 1'-0"



1 Reflected Ceiling Plan - Overall
Scale: 1/8" = 1'-0"

2 Reflected Ceiling Plan
Scale: 1/8" = 1'-0"

GENERAL NOTES - REFLECTED CEILING PLAN

- Do not scale drawings. If dimensions are in question, the Contractor is responsible for seeking clarification from Architect prior to construction.
- All dimensions are from finished surface to finished surface, unless noted otherwise.
- Architectural reflected ceiling plans are for the purpose of indicating the design intent only. Indicated location of HVAC diffusers, return air grilles, light fixtures, etc., are shown only for coordination of these items with the architectural design elements. Refer to Engineer's drawings for specifications and exact locations of these items. If discrepancies between the engineering drawings and architectural drawings are discovered, Contractor shall notify Architect for clarification prior to installing work in question.
- Ceiling grid layout is to be centered both ways in rooms or spaces unless noted otherwise.
- HVAC diffusers and return air grilles are to be centered between light fixtures unless noted otherwise.
- The Contractor shall provide access panels, where equipment requiring access is located above finished, non-accessible ceilings. Match access panel to adjacent finish. Coordinate specific access panel details with Architect.
- Do not install light fixtures lenses or remove protective plastic film until carpet has been installed and vacuumed.
- Install acoustical ceiling panels with grain/texture running in the same direction unless indicated otherwise.
- If acoustical ceiling panels have been specified, Contractor shall include an allowance to provide Owner with a five percent attic stock of each panel type used on the project, in unopened cartons for maintenance and replacement use. Verify actual quantity with Owner prior to order.
- Gypsum board ceilings and soffits as indicated on these drawings are to be attached or suspended according to construction procedures described in latest edition of *The Gypsum Construction Handbook* by USG, published by Wiley.
- All ceiling mounted items shall be installed per manufacturers instructions. Contractor shall identify and provide all required blocking for their proper attachment.

KEYNOTES - REFLECTED CEILING PLAN

- 24" x 12'-0" PEMB Skylight. Coordinate with solar panel array and PEMB drawings.
- Coordinate location of Overhead Door with PEMB framing
- 50ft hoze reel on each side of wash bay, by others
- Indicated fixture to be mounted to bottom of structure
- Gas unit heater, refer to HVAC Drawings
- Power washer hose reel by Manufacturer
- Indicated fixture to be mounted at 7'-6" AFF

LEGEND - CEILING CONSTRUCTION TYPES

	Exposed deck and structure above. Refer to plan and schedule for finish.
	Painted 5/8" gypsum board ceiling. Install over 3-5/8" metal stud framing at 16" O.C. or USG drywall suspension system. Refer to typical framing and suspension details. Refer to plan and schedule for finish.
	2'x4' Lay-in ceiling tile. Refer to finish schedule.

SCHEDULE - CEILING FINISHES

Type	Description	Manufacturer	Model	Comments
C-1	Acoustic Tile (24x48)	Armstrong	24"x48" fine fissured - white	Install batt insulation on panels in office, break and office restroom areas
C-2	Paint (White)	Sherwin Williams	Preprie 200 Primer ProMar 200 Latex Flat Color: #SW7028 "Incredible White"	One coat primer, 2 coats finish

SCHEDULE - LIGHT FIXTURES

Type	Description	Manufacturer	Model	Mounting Height
A	2'x2' recessed LED Panel	TBD	TBD	Ceiling Mounted
H1	HVLS 12" Fan	Greenheck	DS-6-12-70HV, Refer to Electrical Drawings	22" AFF UNO Verify mounting height with PEMB Drawings
S1	LED Highbay	Columbia Advantage Environmental Lumax Lighting LSI	Refer to Electrical Drawings	17'-6" AFF
S2	Wash Down Mini LED High Bay	Advantage Environmental Lumax Lighting LSI	Refer to Electrical Drawings	17'-6" AFF
S3	6' long LED Linear Wrap Single Piece	Advantage Environmental Cooper LSI	Refer to Electrical Drawings	Ceiling Mounted UNO
S4	4' long LED Lensed Strip Welded Steel Housing	Advantage Environmental Cooper LSI	Refer to Electrical Drawings	10' AFF UNO
S5	4' long LED Lensed Strip Welded Steel Housing	Advantage Environmental Cooper LSI	Refer to Electrical Drawings	Ceiling Mounted
WP1	Wall Mounted Down Light	Bolt Electrical Products	Refer to Electrical Drawings	Refer to Exterior Elevations

FOR COORDINATION ONLY; REFER TO ELECTRICAL PLANS.
Mounting heights listed are to bottom of fixture for ceiling mounts, and center of J-box for wall mount

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2	Revision 2	12/12/2023

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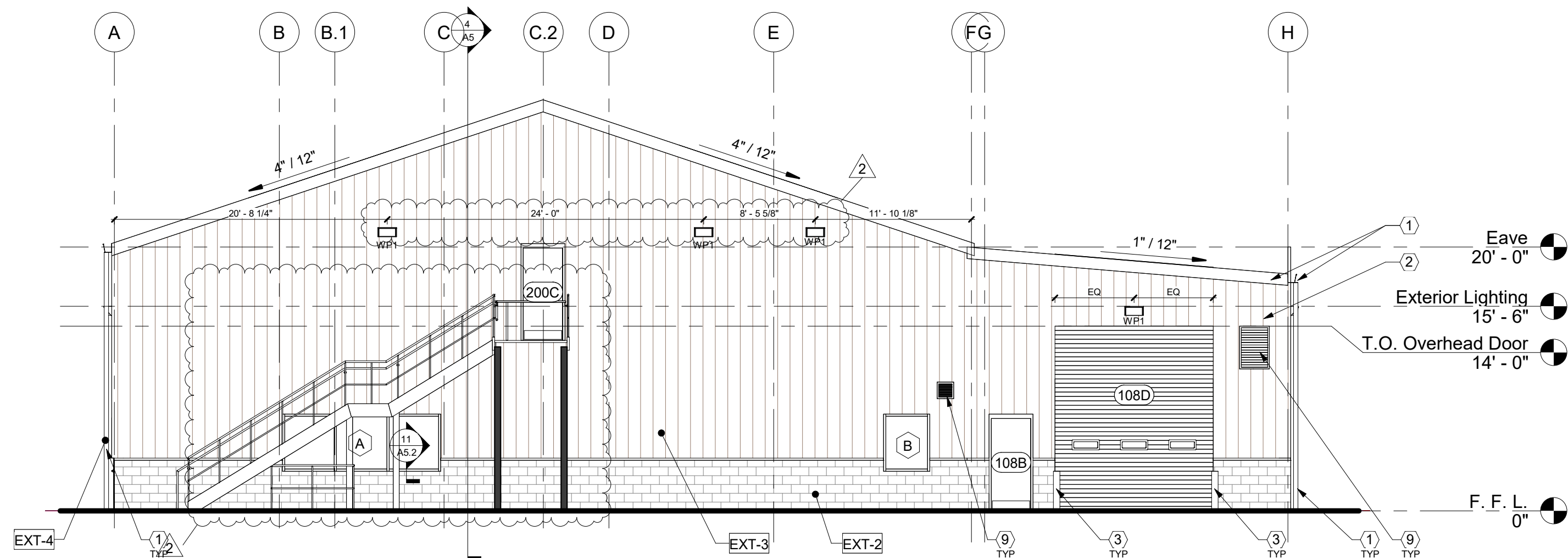
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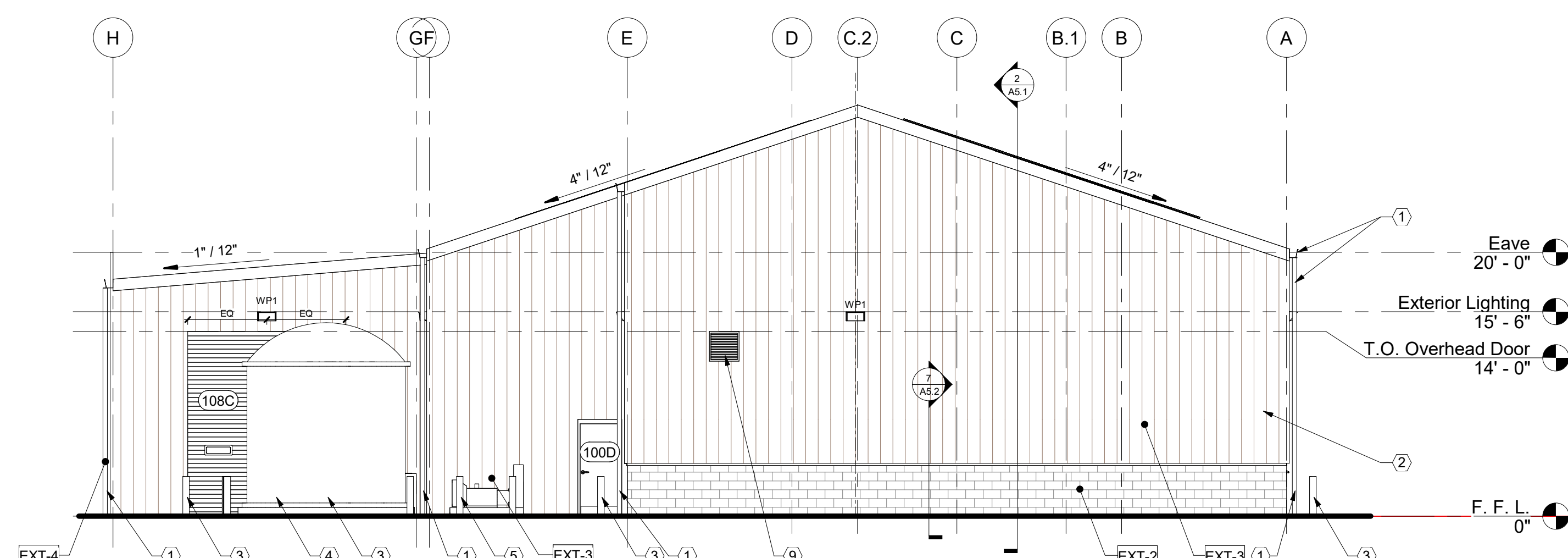
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Reflected Ceiling Plan

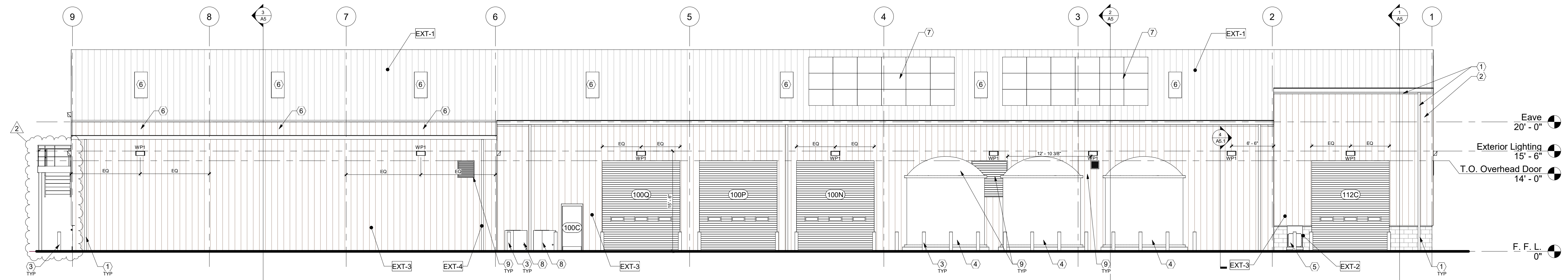
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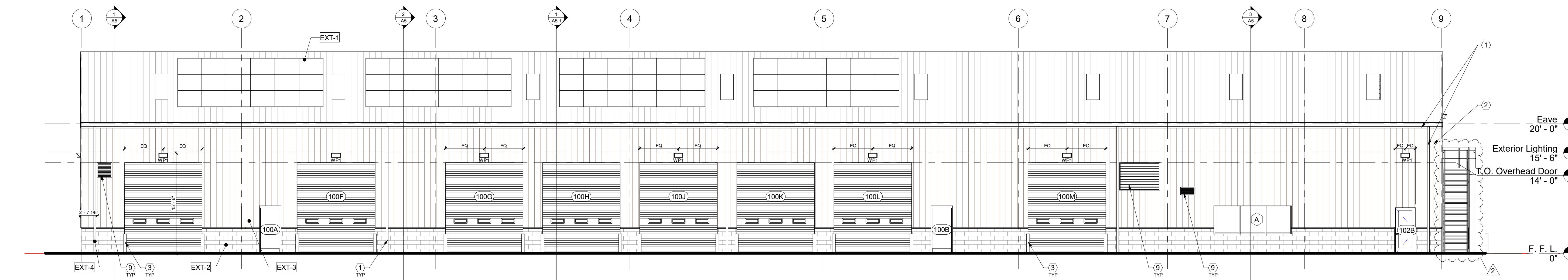
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2 Exterior Elevation - West
Scale: 1/8" = 1'-0"



3 Exterior Elevation - North
Scale: 1/8" = 1'-0"



4 Exterior Elevation - South
Scale: 1/8" = 1'-0"

GENERAL NOTES - EXTERIOR ELEVATIONS

- Do not scale drawings. If dimensions are in question, the contractor shall be responsible for seeking clarification from Architect prior to construction.
- All dimensions are from finished surface to finished surface, unless noted otherwise.

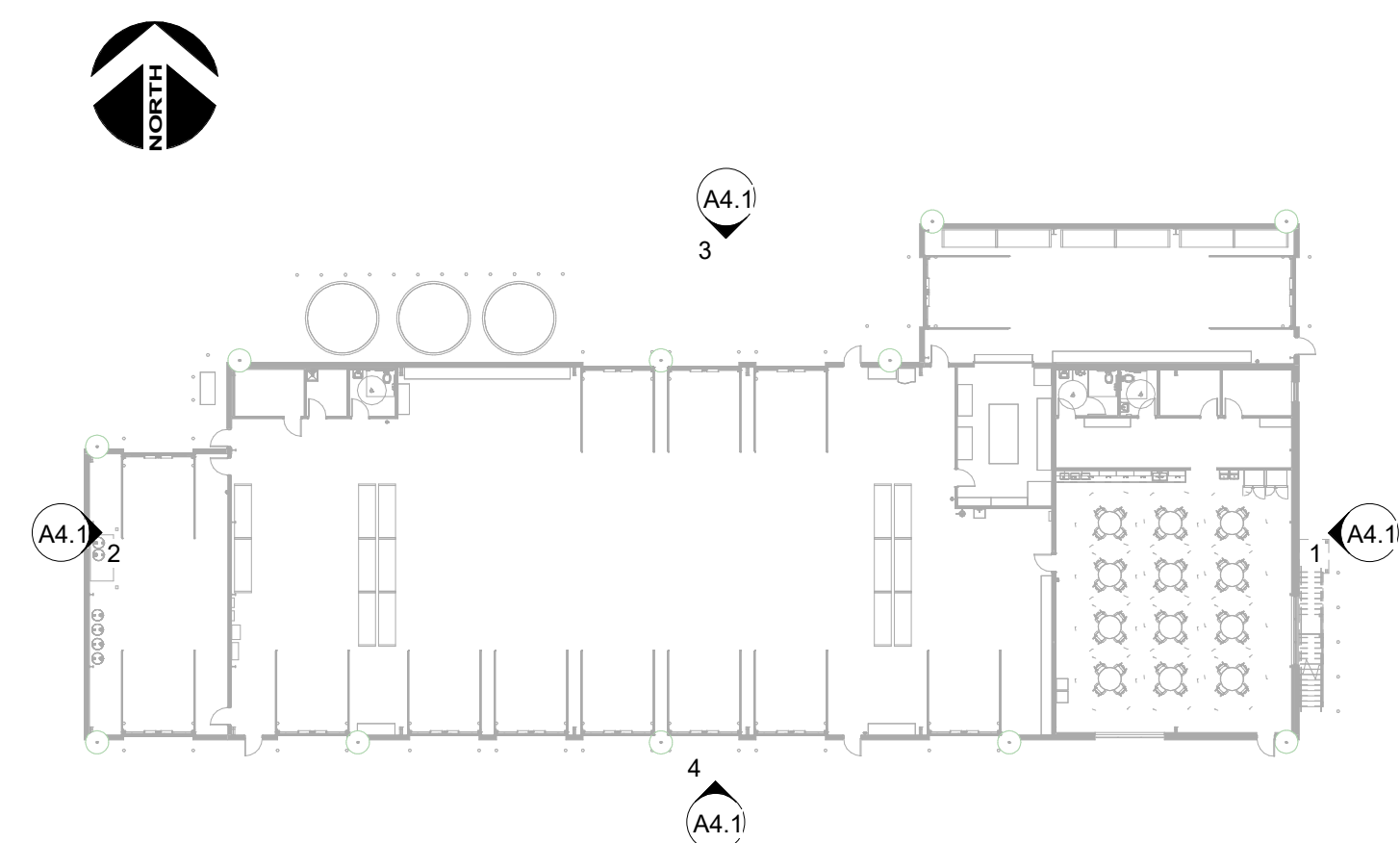
SCHEDULE - FINISHES

Type	Description	Manufacturer	Model	Comments
EXT-1	Roof Panel (Green)	By Contractor	PEMB Roof Panel	Match Owner's Sample; Evergreen Pro-Rib Steel Panel
EXT-2	Split Face Concrete Block Colored	By Contractor	Match color of adjacent buildings	
EXT-3	Metal, Corrugated (Walls)	By Contractor	PEMB Wall Panel	Tan, Match color with building to be removed (by Chief Buildings), refer to details. Provide color sample prior to fabrication of metal building for approval by Owner
EXT-4	Paint, Green	By Contractor	Match Owner's Sample	

KEYNOTES - EXTERIOR ELEVATIONS

- Pre-finished metal downspout/ gutter. Refer to roof plan and PEMB drawing.
- PEMB wall panel by Manufacturer, refer to Wall Sections
- Bollard, refer to details
- Brine tank
- Generator
- PEMB skylight, refer to Roof Plan and PEMB manufacturers drawings
- Solar panels, refer to Roof Plan
- Condensing unit
- Louver shown for reference only, refer to HVAC Drawings

KEY PLAN - EXTERIOR ELEVATIONS



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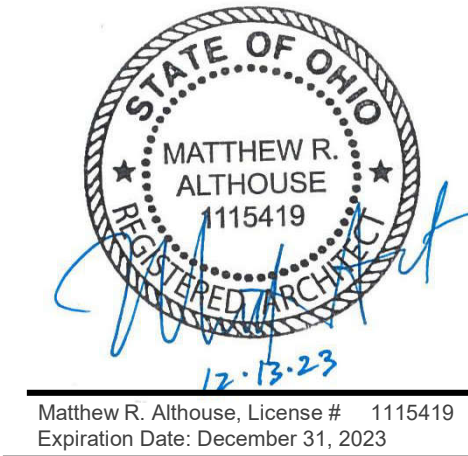
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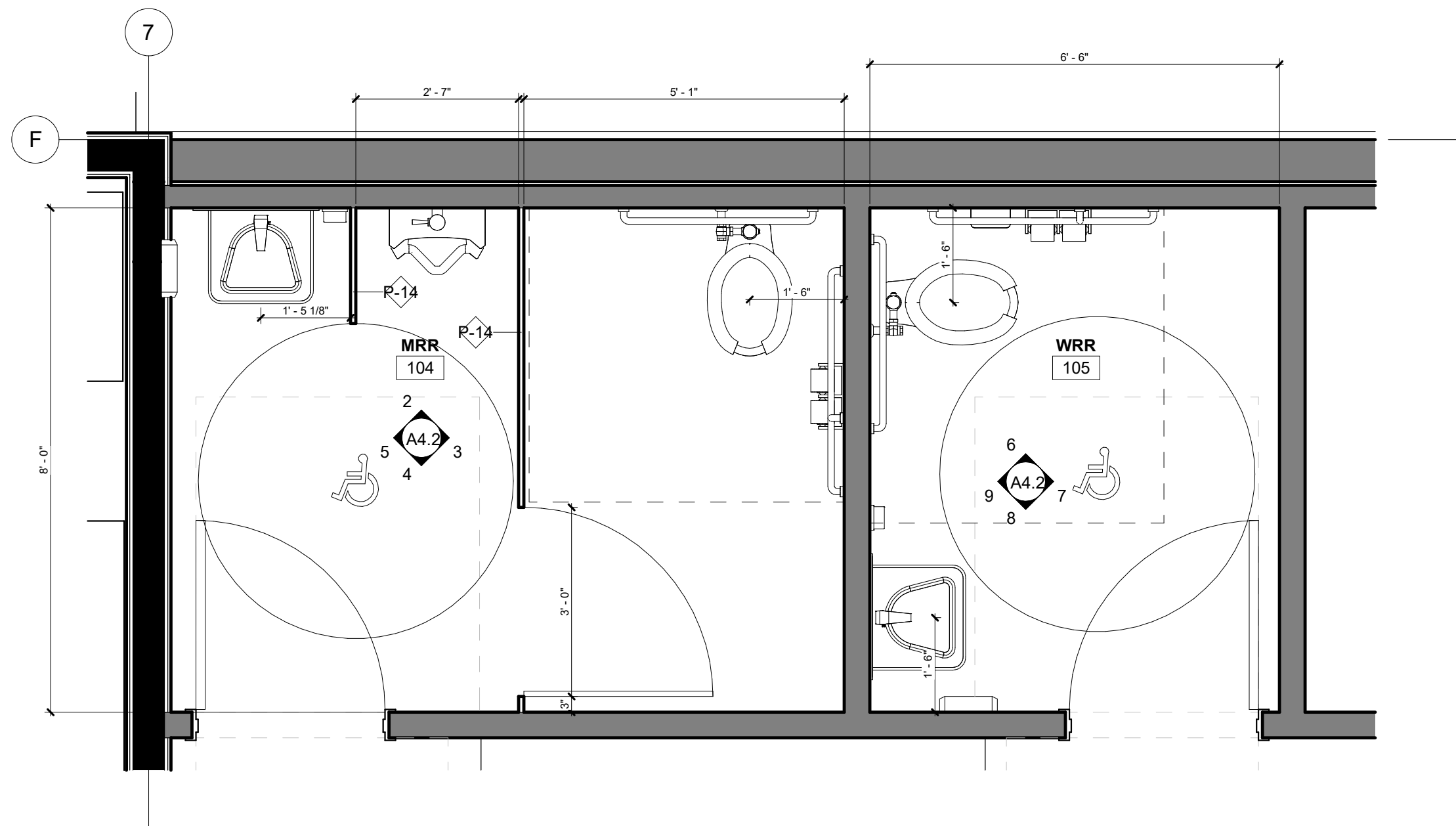


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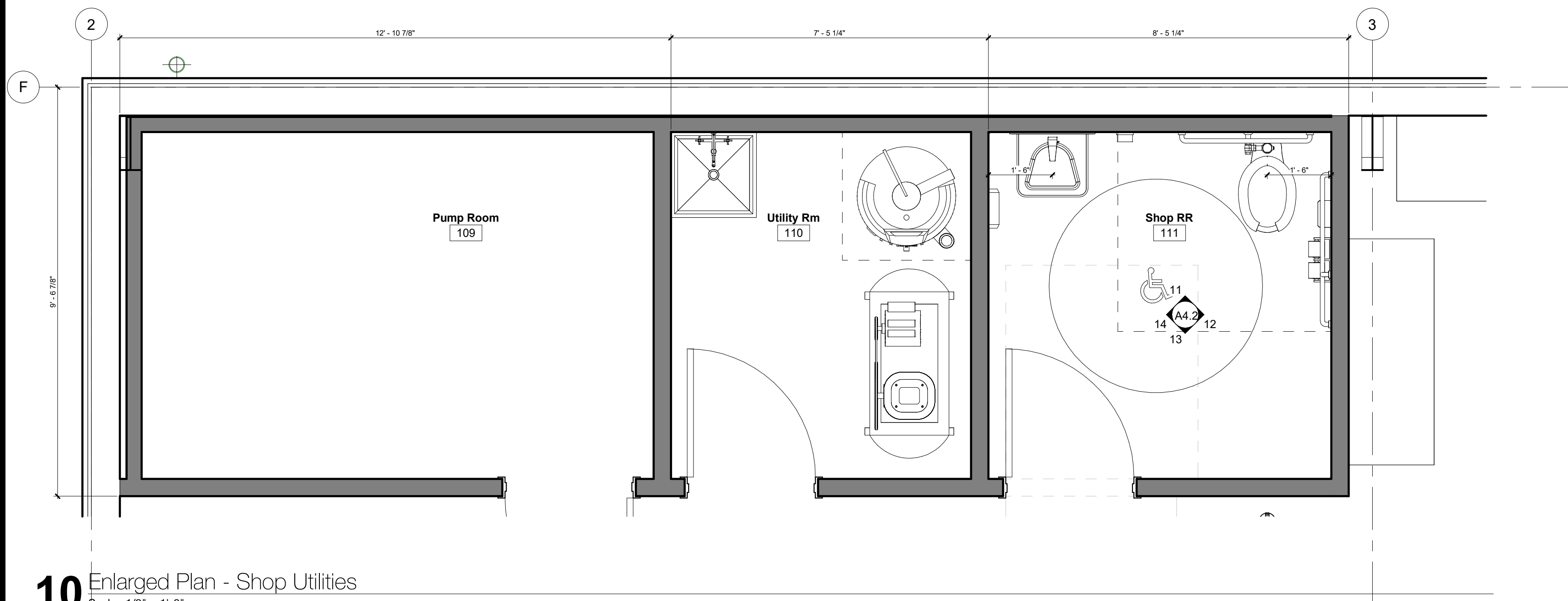
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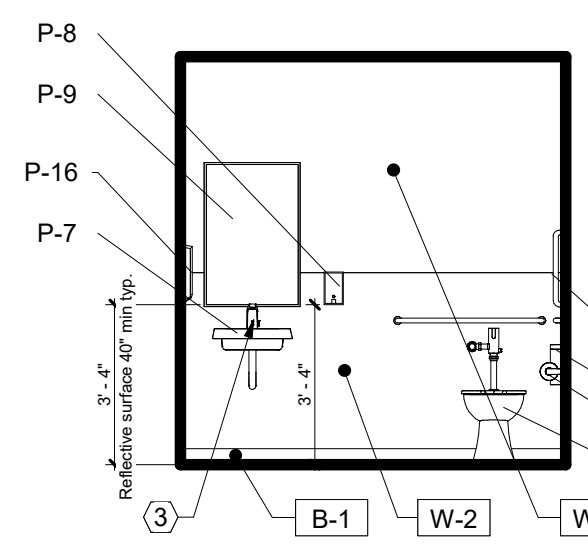
Exterior
Elevations
A4.1



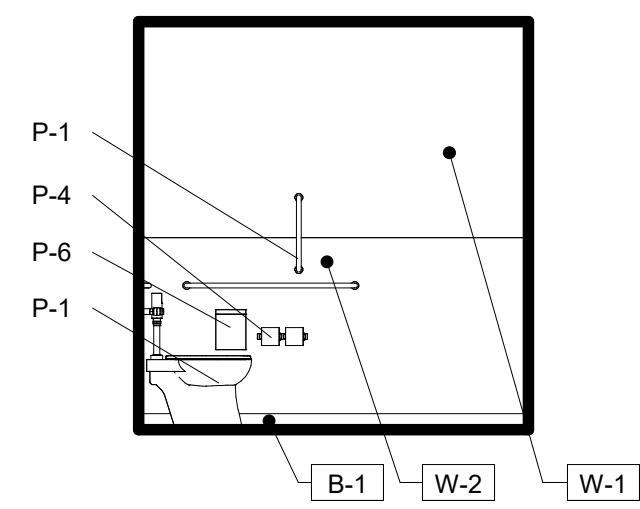
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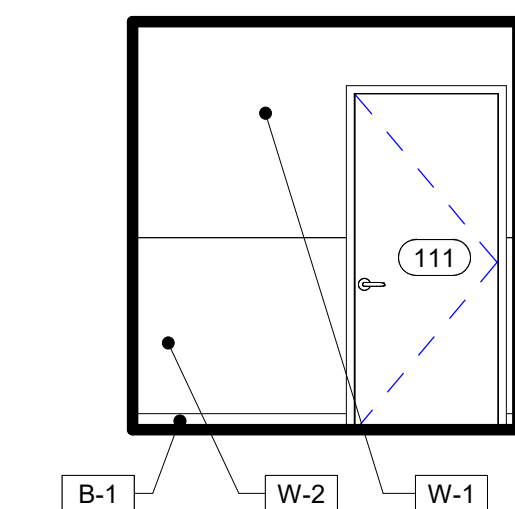
10 Enlarged Plan - Shop Utilities
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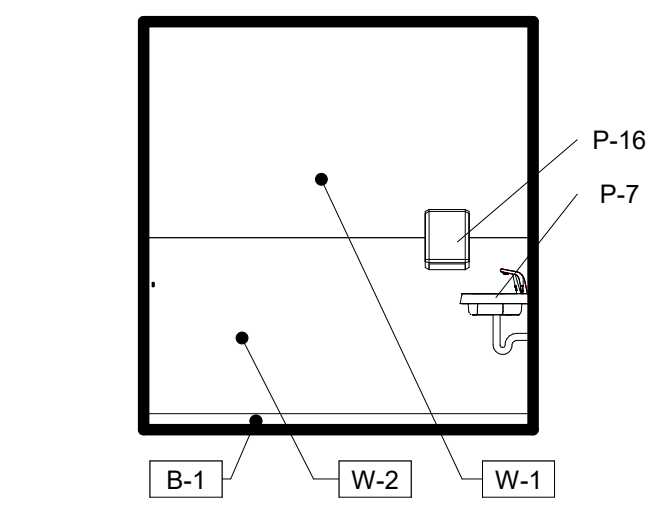
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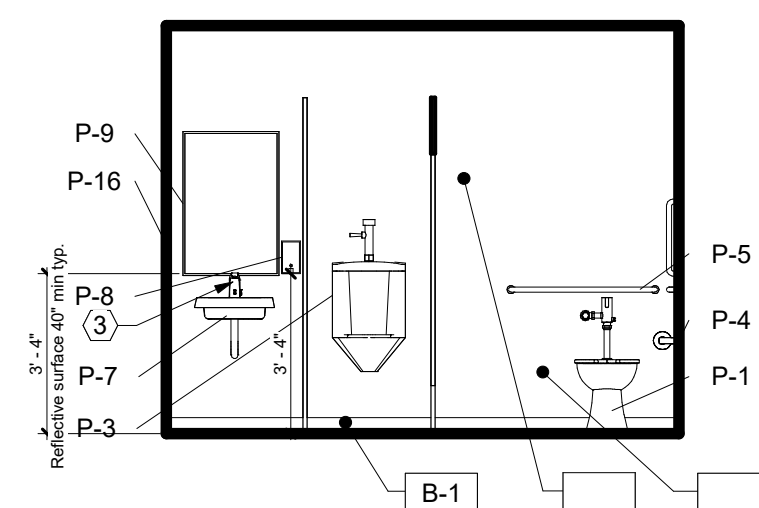
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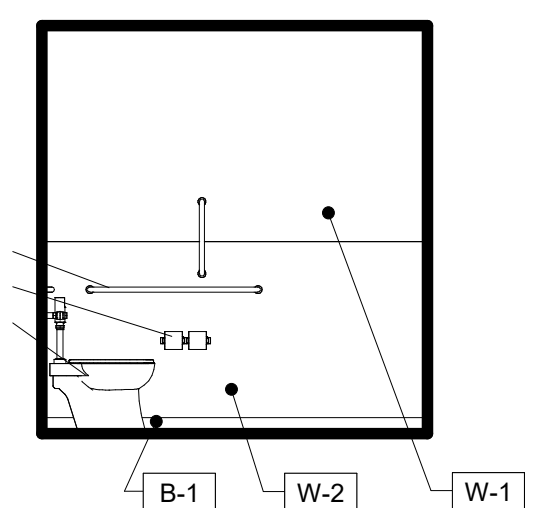
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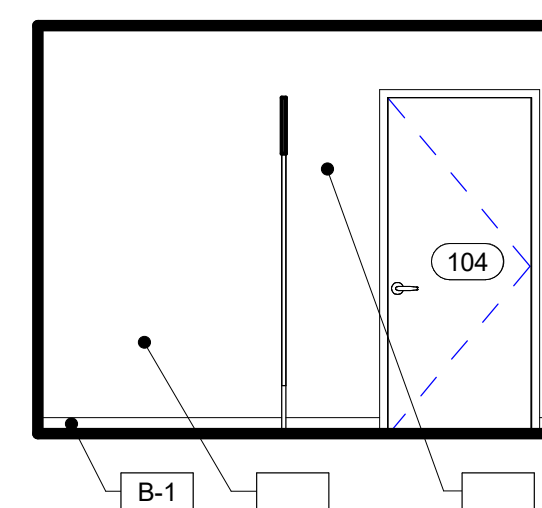
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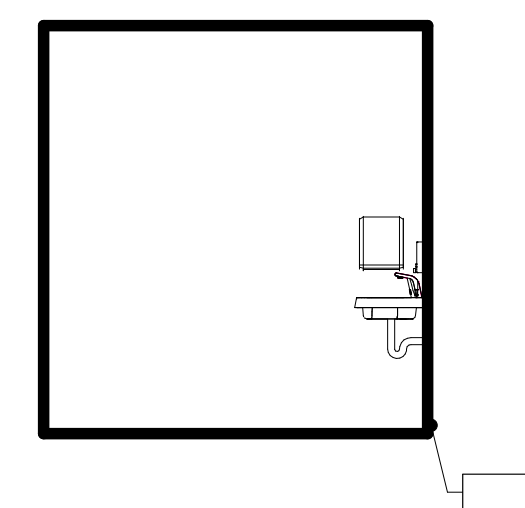
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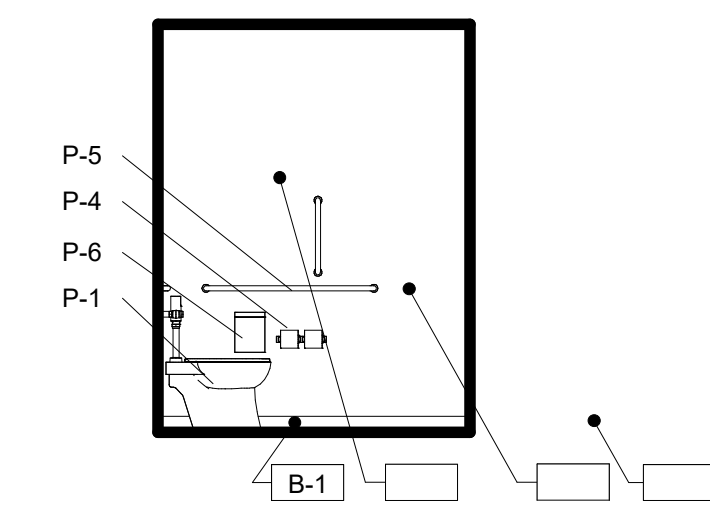
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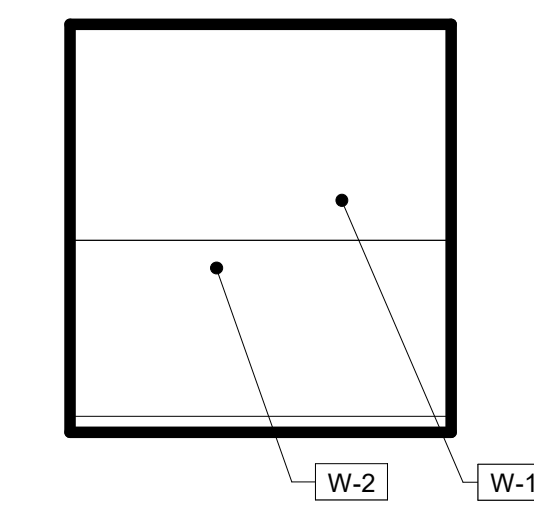
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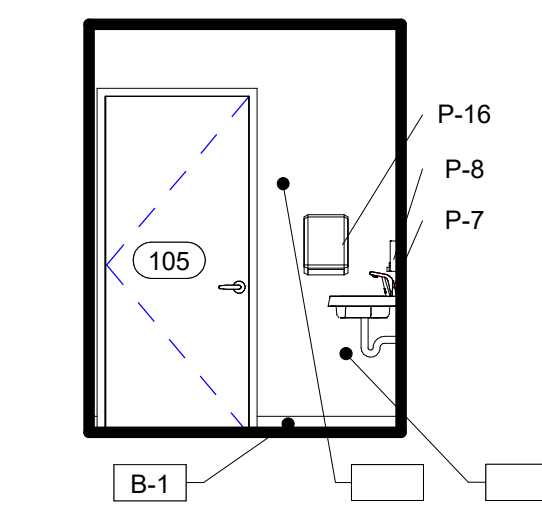
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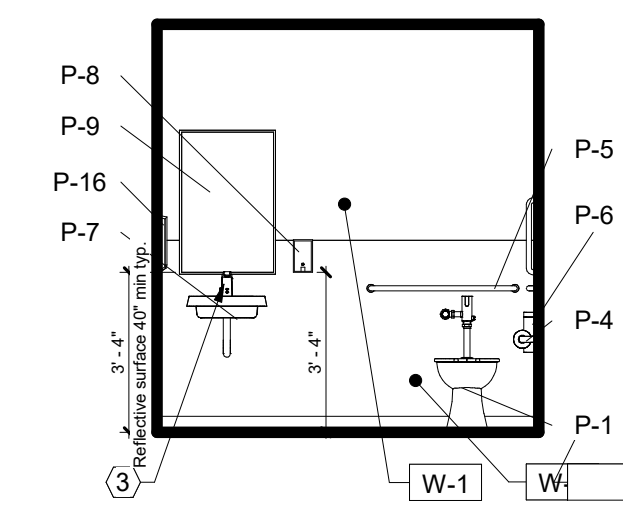
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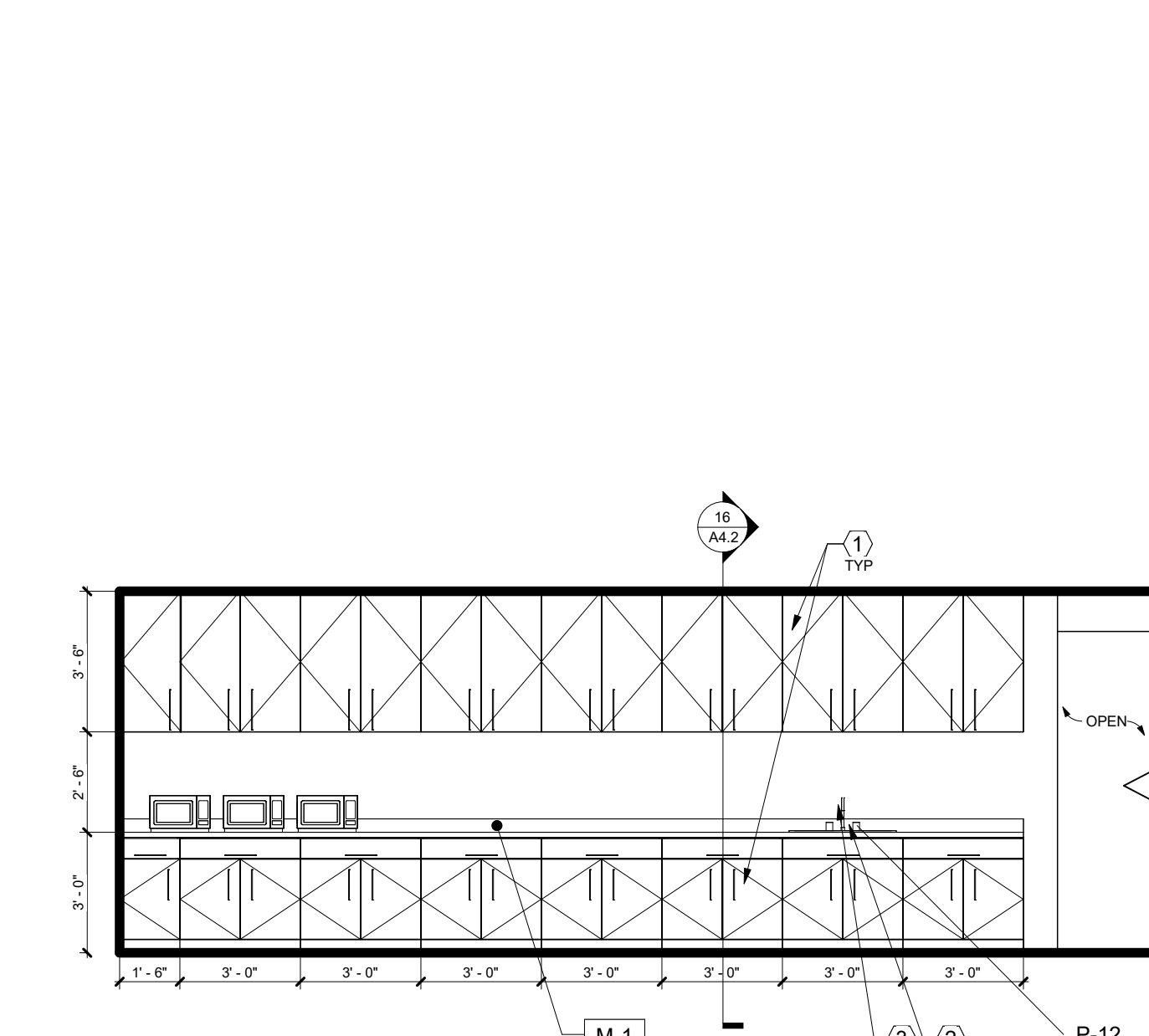
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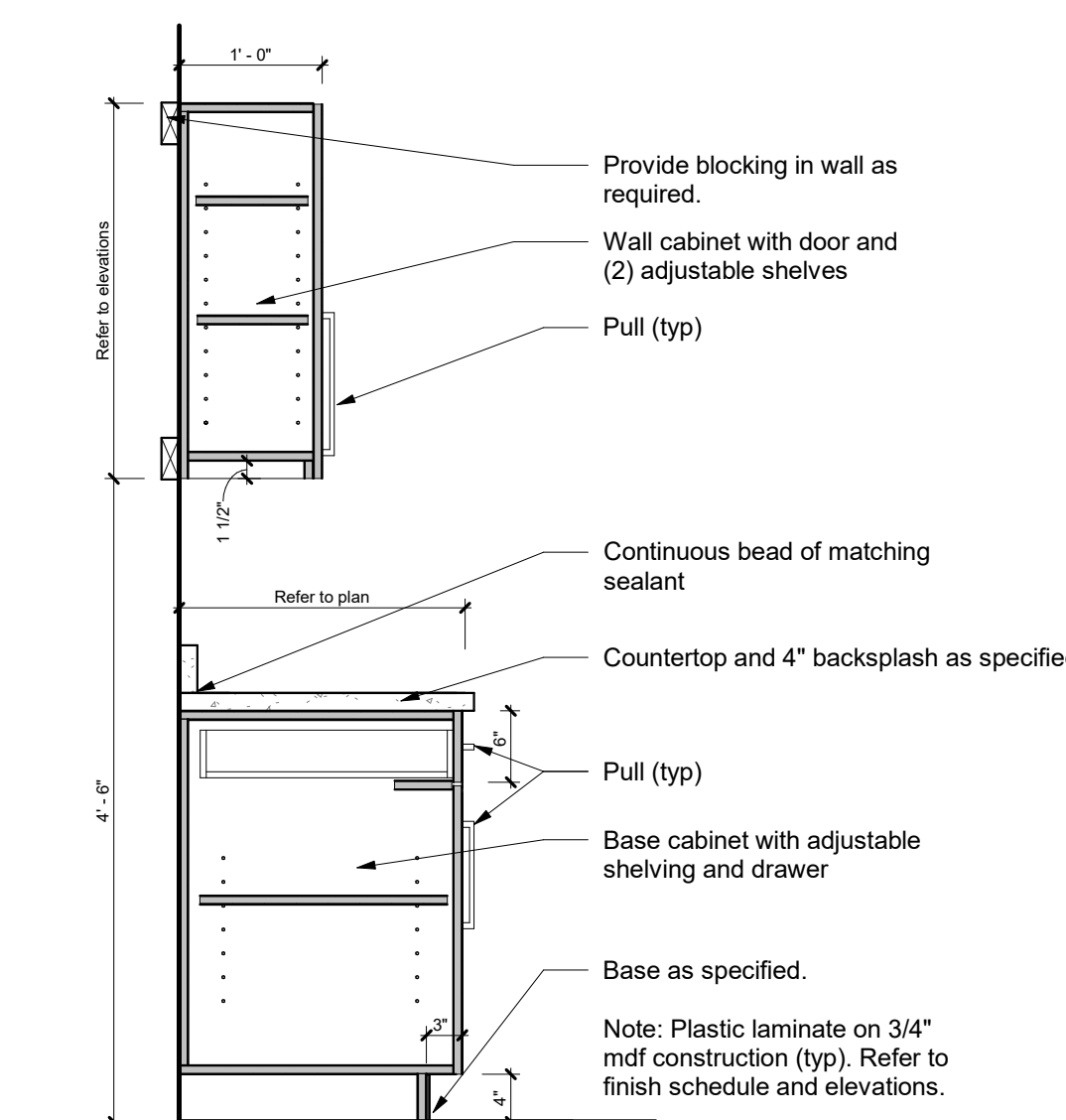
8 Elevation - WRR South
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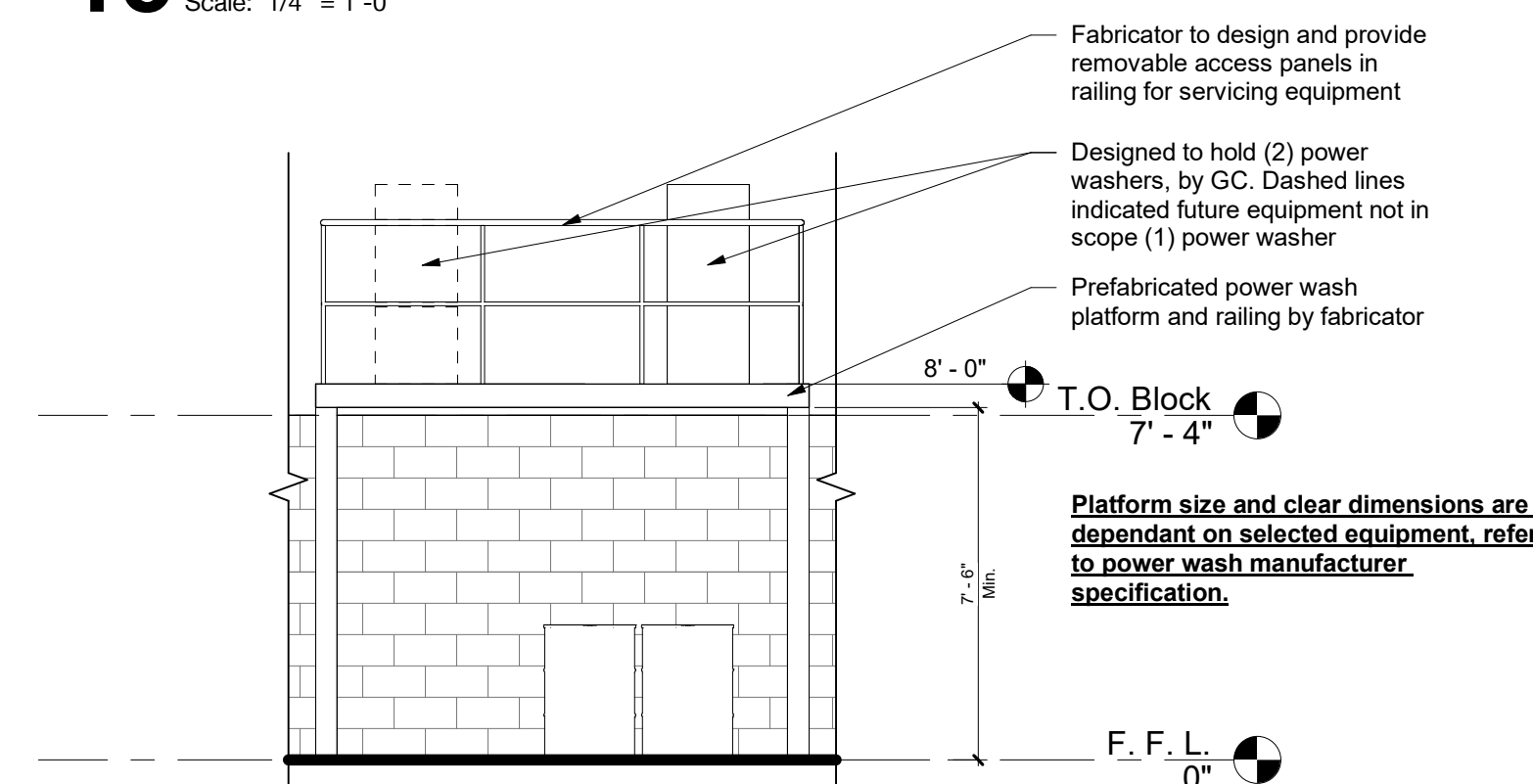
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Scale: 1/4" = 1'-0"



15 Elevation - Break Room Cabinets
Scale: 1/4" = 1'-0"



16 Cabinets - Standard
Scale: 3/4" = 1'-0"



17 Elevation - Power Wash Platform
Scale: 1/4" = 1'-0"

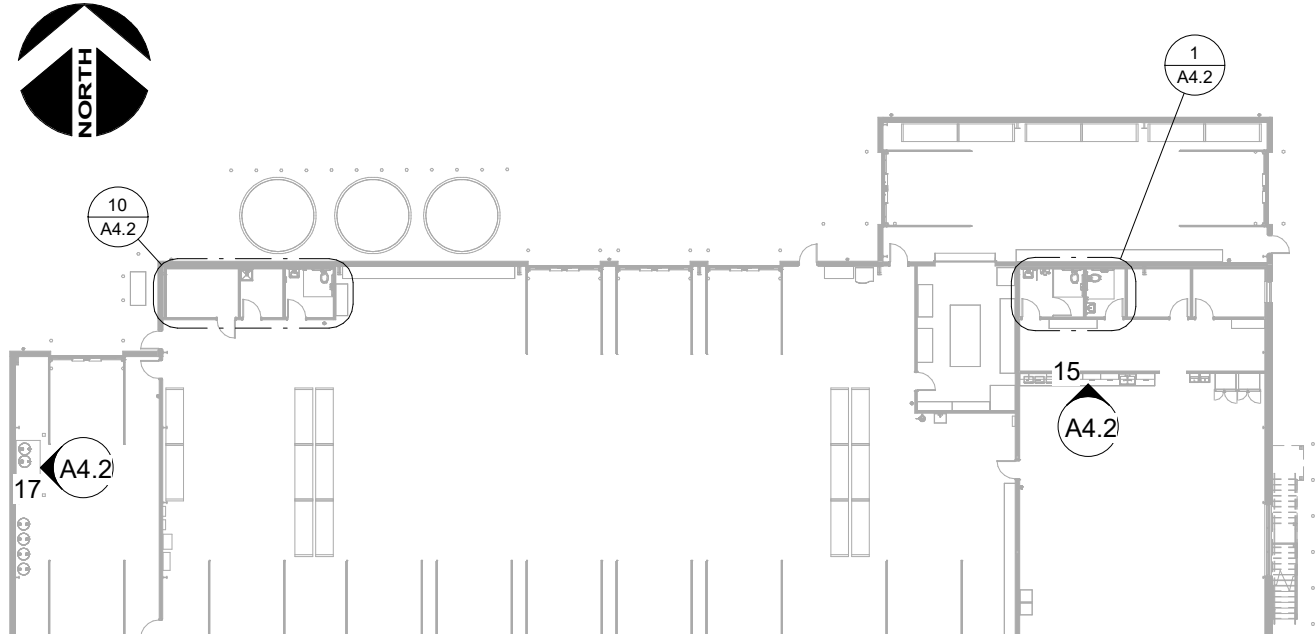
GENERAL NOTES - INTERIOR ELEVATIONS

- Do not scale drawings. If dimensions are in question, the contractor shall be responsible for seeking clarification from Architect prior to construction.
- All dimensions are from finished surface to finished surface, unless noted otherwise.

KEYNOTES - INTERIOR ELEVATIONS

- 'White' base and wall cabinets, provide finish samples to Owner for selection
- Stainless steel, double bowl sink with gooseneck faucet and 4" paddle handles. Provide garbage disposal with above counter switch. Refer to plumbing drawings
- Faucet, manual operating, Woverine Brass or Delta

KEY PLAN - INTERIOR ELEVATIONS



SCHEDULE - FINISHES

Type	Description	Manufacturer	Model	Comments
B-1	Base (Vinyl)	Johnsontite	4" Baseworks Thermoset Color: 40 Black.	Install per Mfgs Recommendations.
EXT-1	Roof Panel (Green)	By Contractor	PEMB Roof Panel	Match Owner's Sample; Evergreen Pro-Rib Steel Panel
EXT-2	Split Face Concrete Block Colored	By Contractor	Match color of adjacent buildings	
EXT-3	Metal, Corrugated (Walls)	By Contractor	PEMB Wall Panel	Tan, Match color with building to be removed (by Chief Buildings), refer to details. Provide color sample prior to fabrication of metal building for approval by Owner
EXT-4	Paint, Green	By Contractor	Match Owner's Sample	
F-1	Sealed Concrete	By Contractor	Concrete floor, grind and seal.	Clear sealer - provide sample
F-2	Carpet	Mohawk	Academic View BT433, Slate 959, Art Exposure 24x24	Ashlar Installation
F-3	Tile (Wood look)	BeauFlor	Article No. 60000112, Collection Pure Click 65, Design Color Toulon Oak 97MM, Dimensions 1326 x 204 x 5mm	Install per direction indicated on plan. 33% max stagger allowed
M-1	Quartz (White)	Allen + Roth	Cascades	Match Owner's specification
W-1	Painted Gypsum Board (White)	Sherwin Williams	Preprie 200 Primer, ProMar 200 Latex Flat Color: #SW7028 'Incredible White'	One coat primer, 2 coats finish: EgShell; Match Owner's specification
W-2	FRP (White)	Marfile	P-100 White	With matching trims and transition strips
W-3	Metal Liner Panel	by PEMB	Pre-Engineered metal wall panel provided by PEMB	
W-4	Painted Gypsum Board (Grey)	Behr	ProMar 200 Latex EgShell/ Preprie 200 Primer, Color: #SW6002 'Essential Gray'	One coat primer, 2 coats finish: EgShell; Match Owner's specification
W-5	Painted Doors/ Frames (Grey)	Behr	ProMar 200 Latex EgShell/ Preprie 200 Primer, Color: Sherwin Williams, Custom color match Owner's specification	One coat primer, 2 coats finish: EgShell; Match Owner's specification

SCHEDULE - PLUMBING FIXTURES

Type	Description	Manufacturer	Model	Comments
P-1	Water Closet - ADA	American Standard or Sloan	ADA Height - Refer to Plumbing Drawings	-
P-2	Mop Sink	American Standard	Refer to Plumbing Drawings	-
P-3	Urinal	American Standard	Refer to Plumbing Drawings	-
P-4	Toilet Tissue	Bobrick	B-274	-
P-5	ADA Grab Bars	Bobrick	6806x36/42	-
P-6	Sanitary Napkin Disposal	Bobrick	B-270	-
P-7	Lavatory	American Standard	Porcelain, wall-hung, Refer to Plumbing Drawings	-
P-8	Automatic Soap Dispenser	By Owner	-	-
P-9	Framed Mirror & Shelf	Bobrick	B-166 Series or similar	-
P-10	Drinking Fountain	By Owner	-	Existing Hi-Lo drinking fountain relocated in new scheme
P-11	Eye Wash Station	TBD	Refer to Plumbing Drawings	-
P-12	Break Room Sink	TBD	Refer to Plumbing Drawings	-
P-13	Hand Wash Sink	TBD	Refer to Plumbing Drawings	-
P-14	Toilet Partition	Scranton	High Density Polyethylene, Contractor to provide shop drawings	Hiny Hiders, Midnight, Orange Peel
P-16	Paper Towel Dispenser	By Owner	-	-

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PROJECT STATUS

Bid/ Permit Set



Matthew R. Althouse, License # 1115419
Expiration Date: December 31, 2023

Grove City Maintenance Building

3262 Ventura Blvd, Grove City, OH 43123

REVISIONS		
#	Description	Date
2	Revision 2	12/12/2023

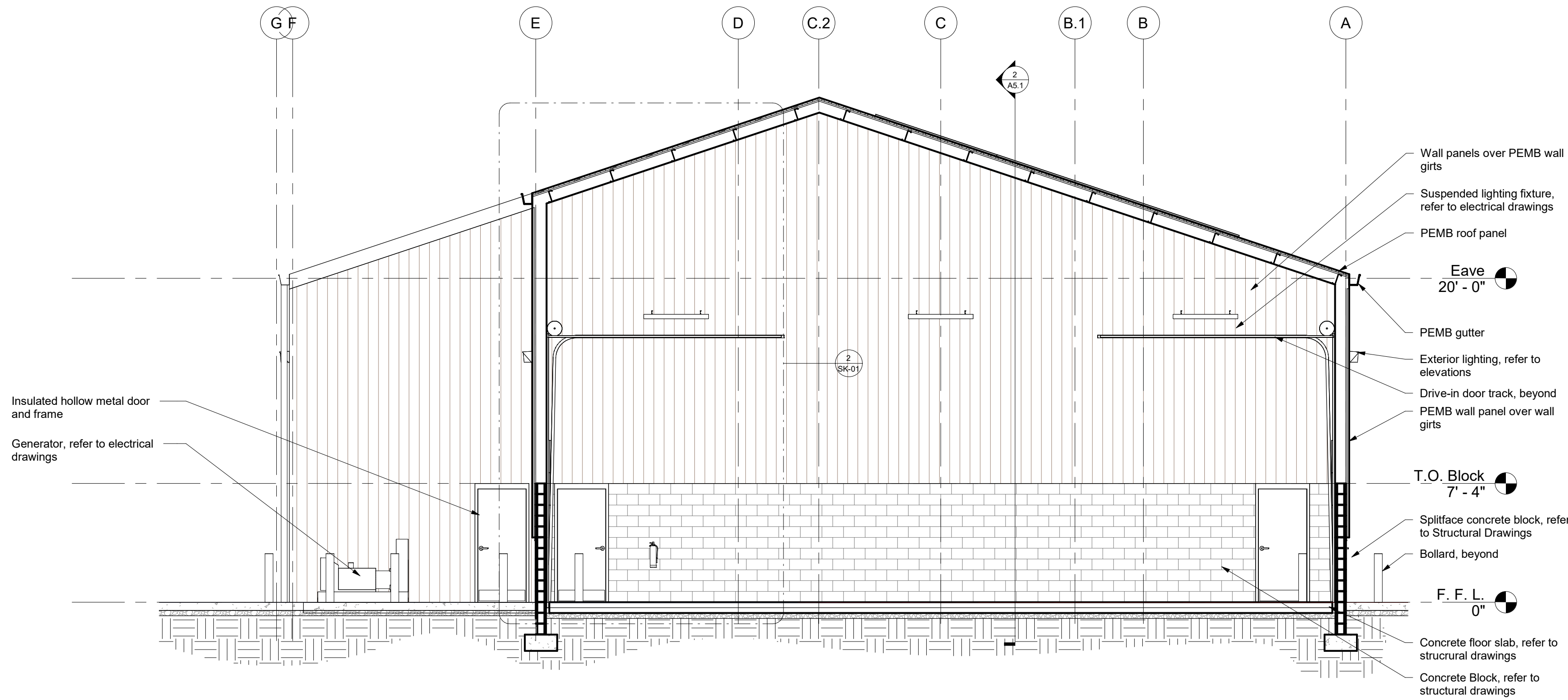
INITIAL ISSUE DATE
10/11/2023

PROJECT NO.
1296.01

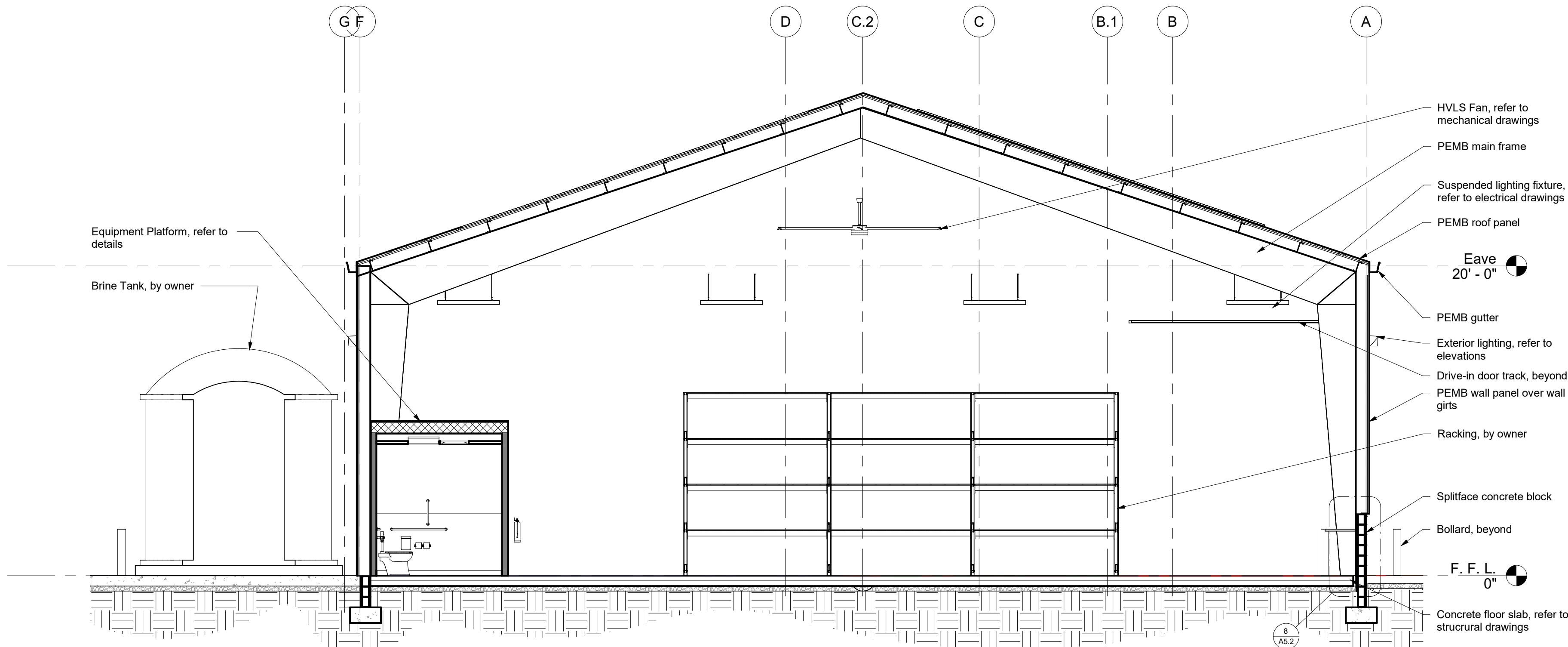
Interior Elevations

A4.2

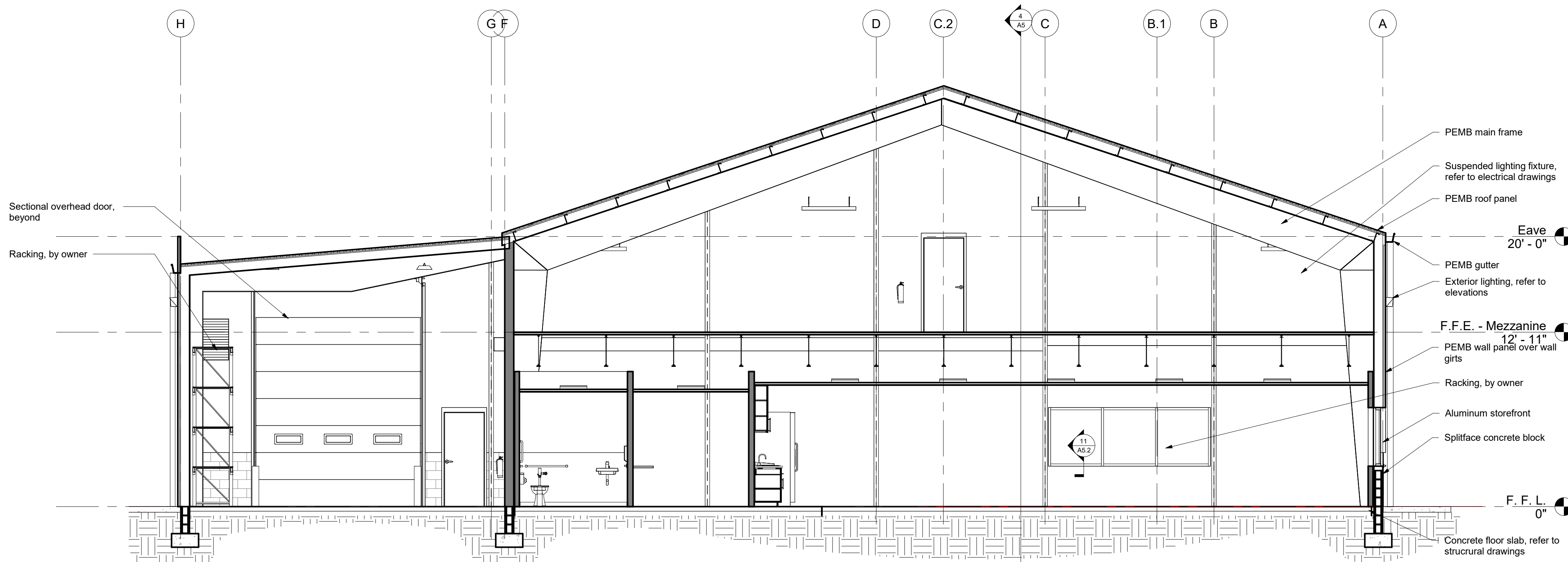
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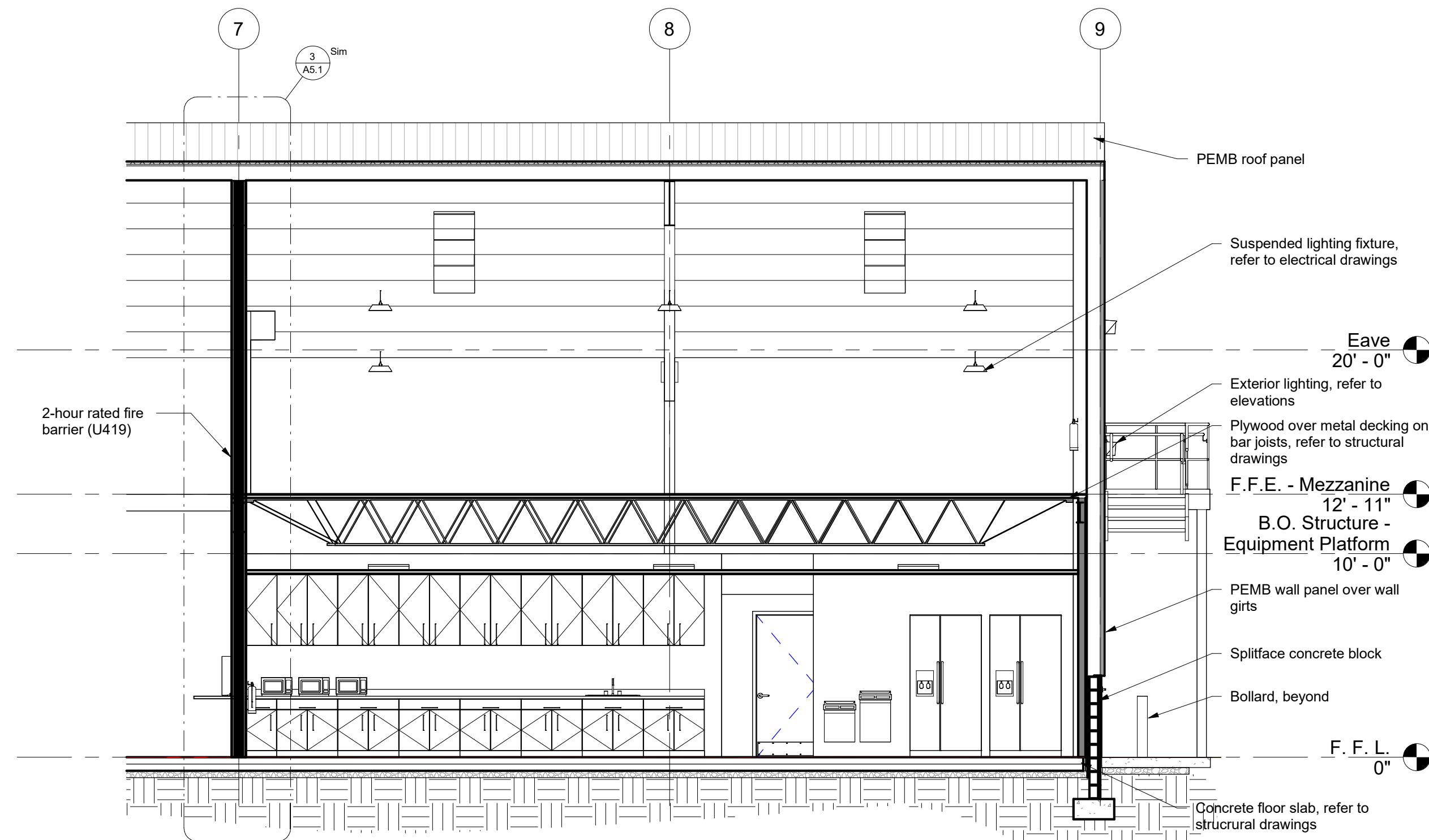
1 Building Section - Wash Bay
Scale: 3/16" = 1'-0"



2 Building Section - Truck Bay
Scale: 3/16" = 1'-0"

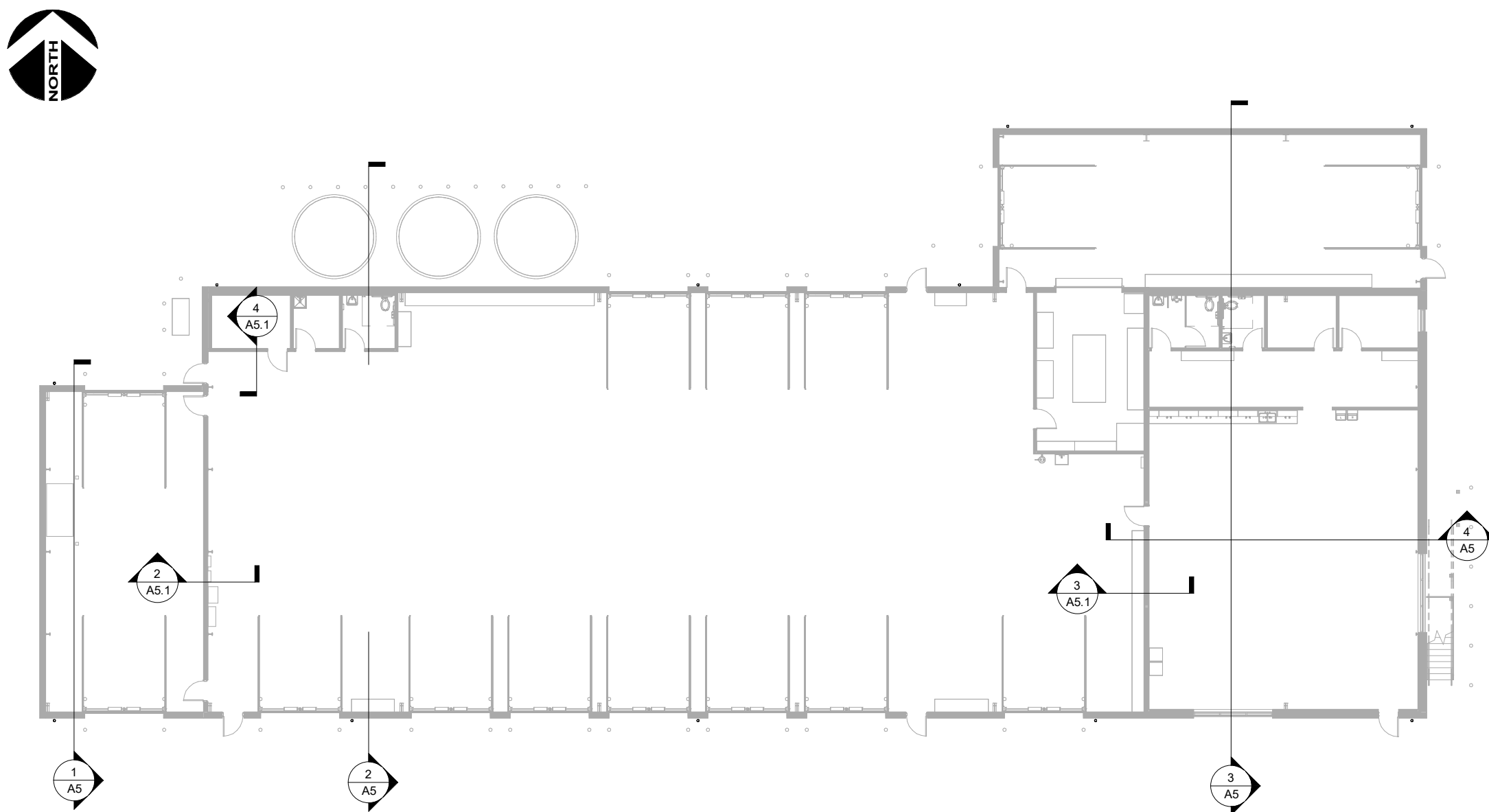


3 Building Section - Breakroom
Scale: 3/16" = 1'-0"



4 Building Section - Mezzanine
Scale: 3/16" = 1'-0"

KEY PLAN - BUILDING SECTIONS



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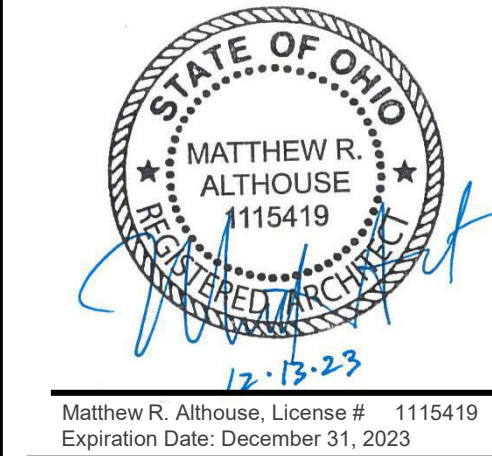
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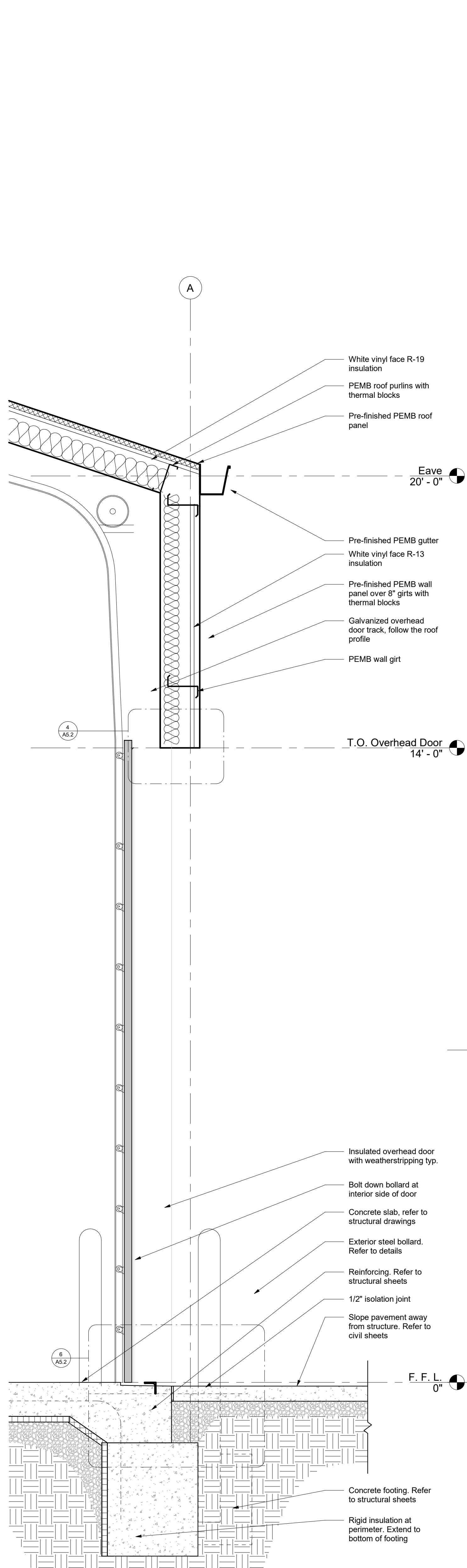
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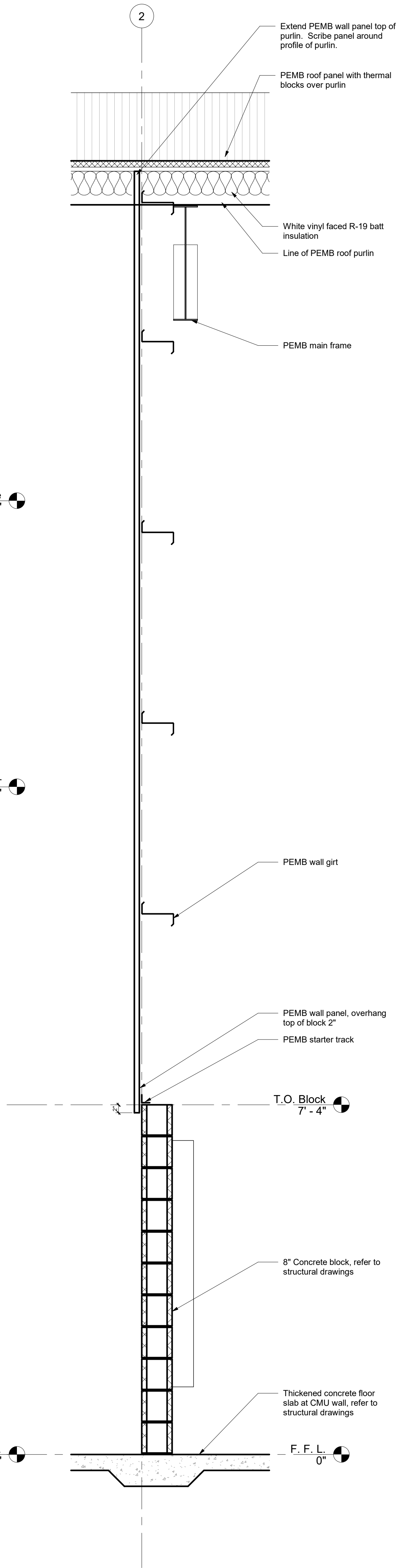
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Building Sections

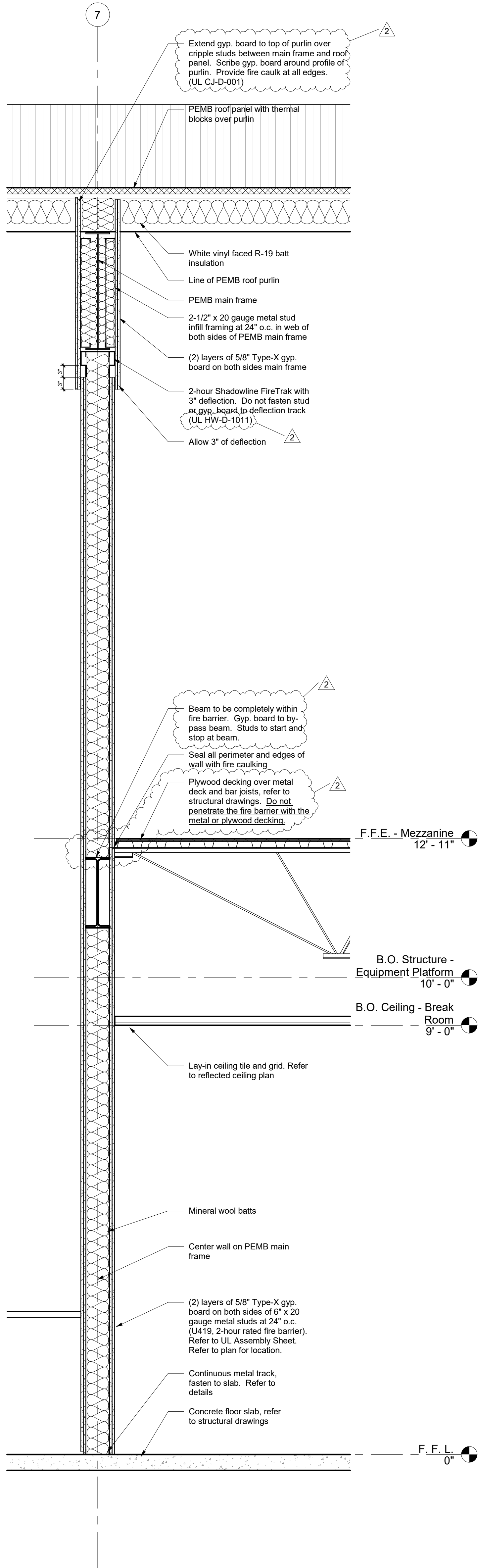
A5



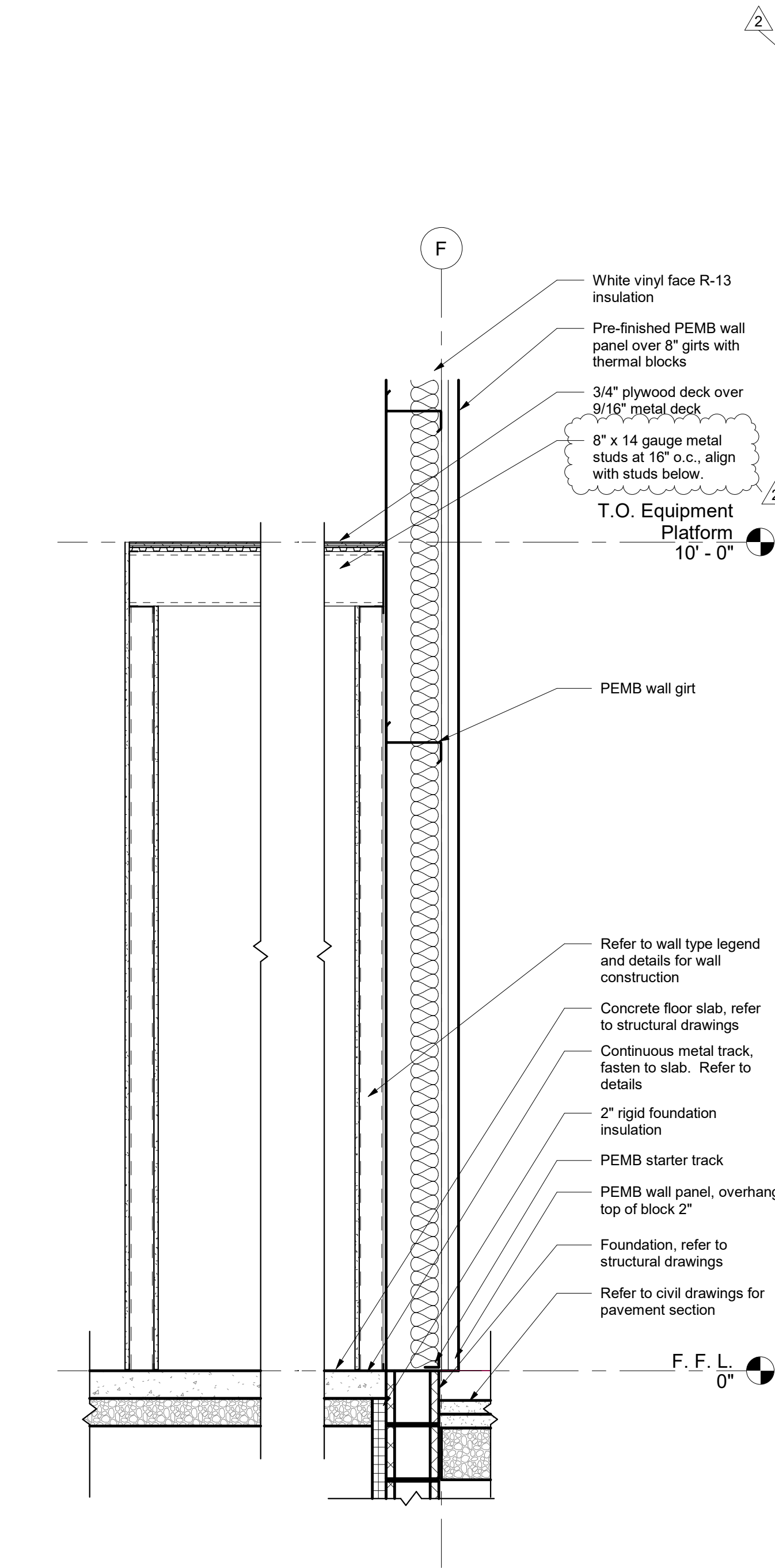
1 Section - Overhead Doors
Scale: 3/4" = 1'-0"



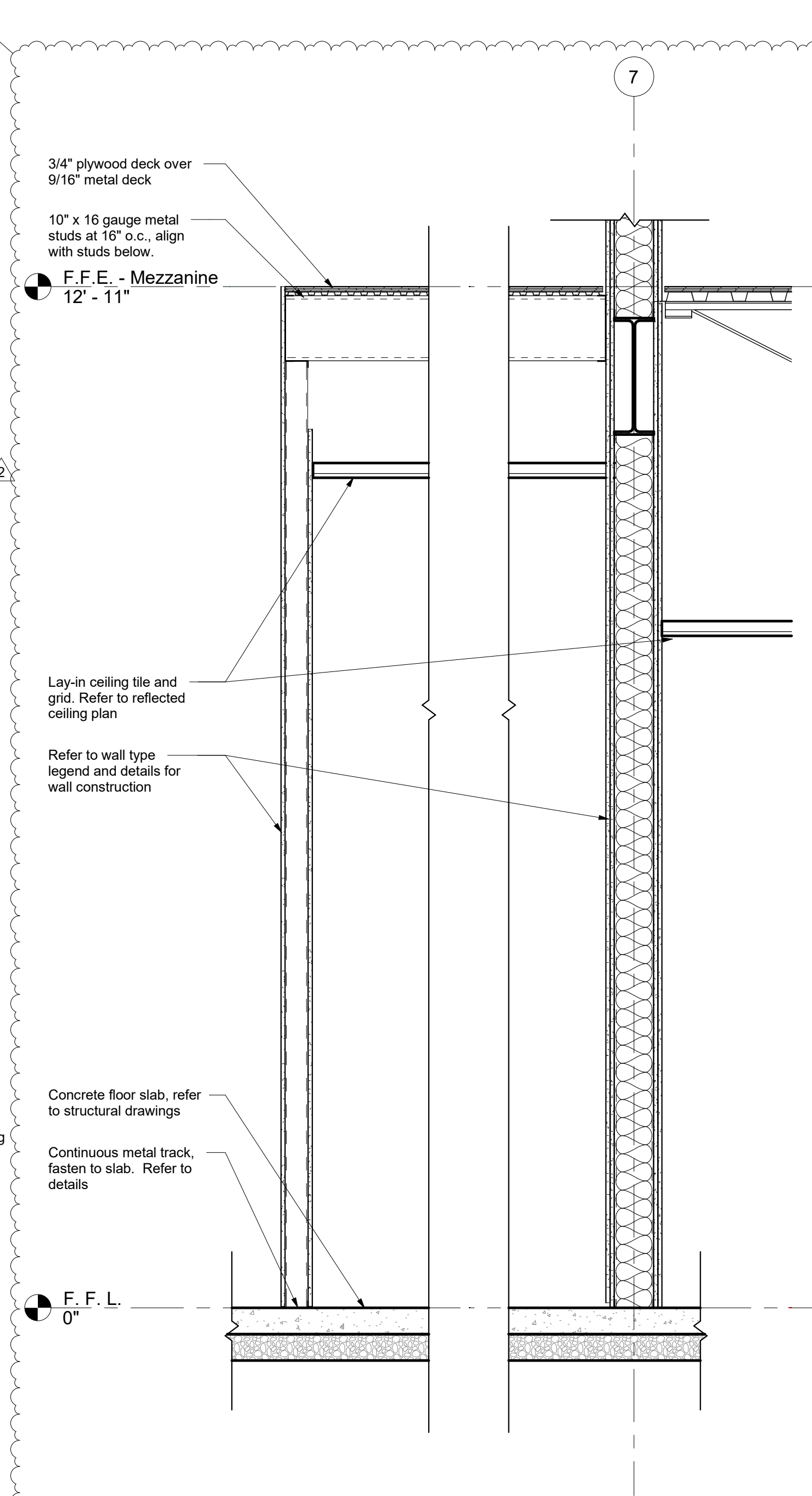
2 Section - Wash Bay and Truck Bay Separation
Scale: 3/4" = 1'-0"



3 Section - Fire Barrier
Scale: 3/4" = 1'-0"



4 Section - Pump Room
Scale: 3/4" = 1'-0"



5 Wall Section - Sign Shop
Scale: 3/4" = 1'-0"

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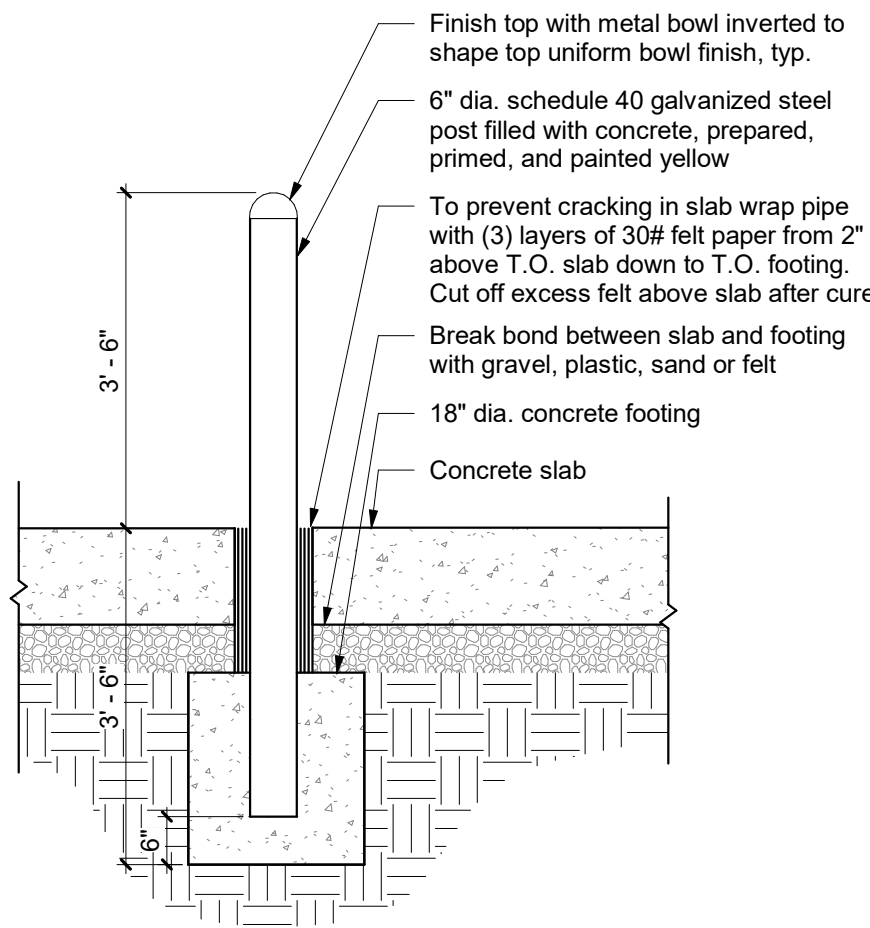
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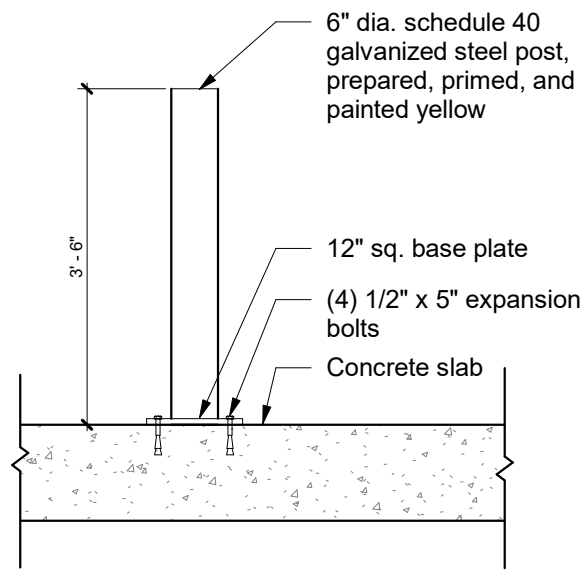
Wall Sections

A5.1

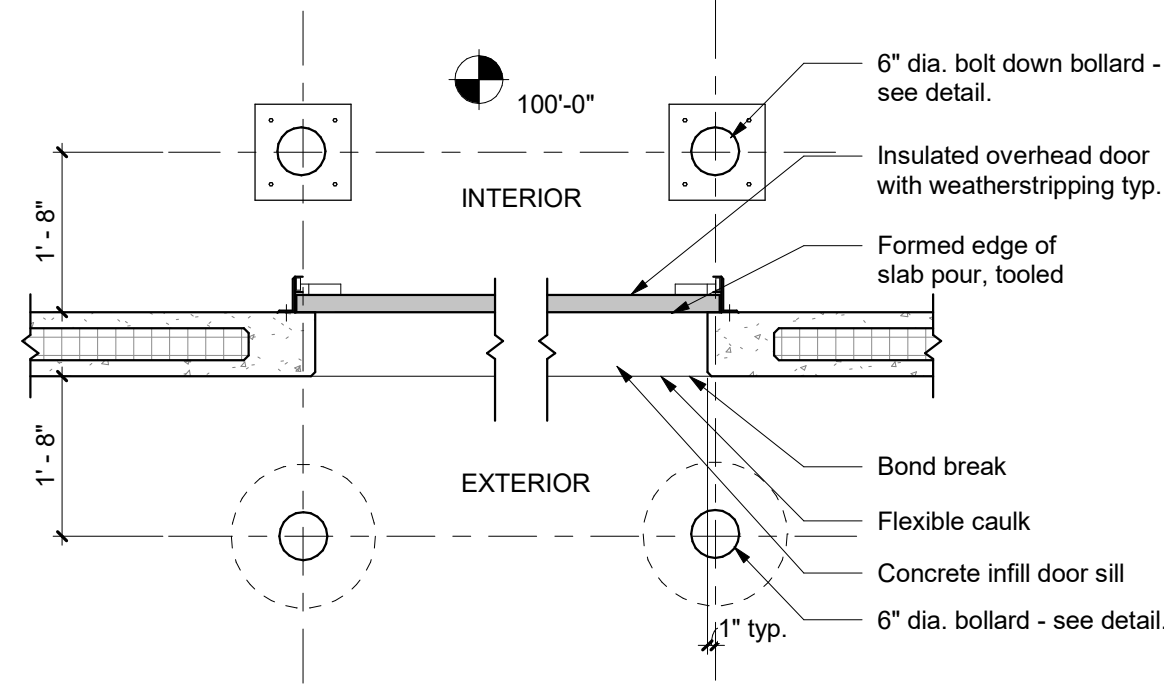
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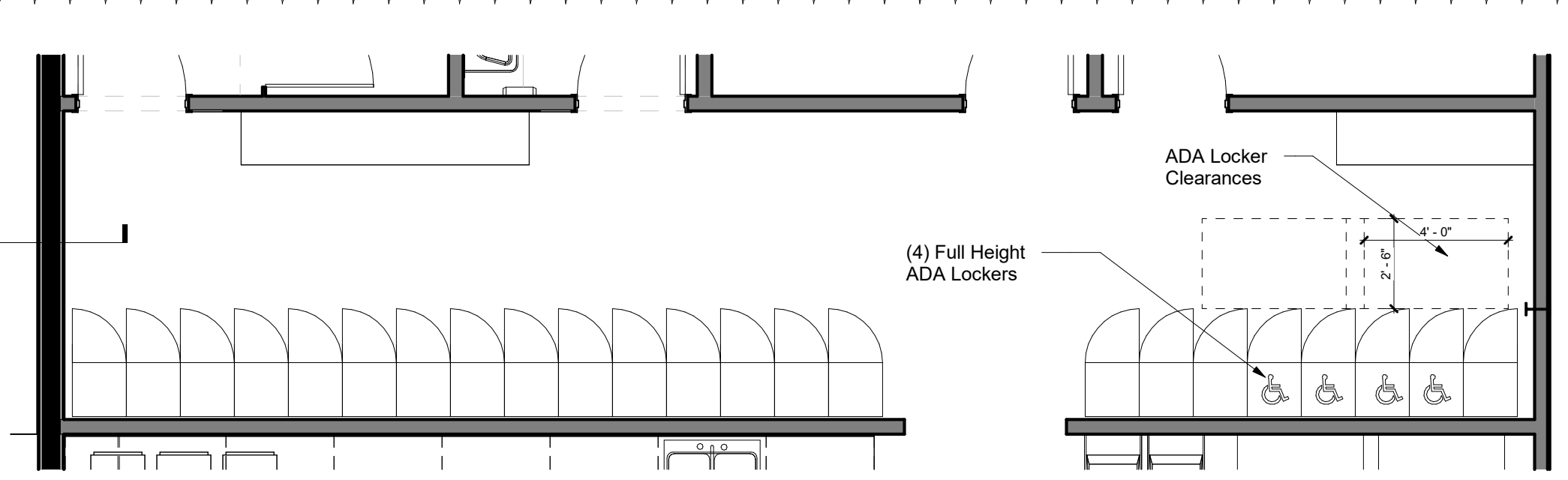
1 Typical Bollard Detail (External Locations)
Scale: 1/2" = 1'-0"



2 Typical Bollard Detail (Internal Locations)
Scale: 1/2" = 1'-0"



3 Bollard Plan Detail
Scale: 1/2" = 1'-0"



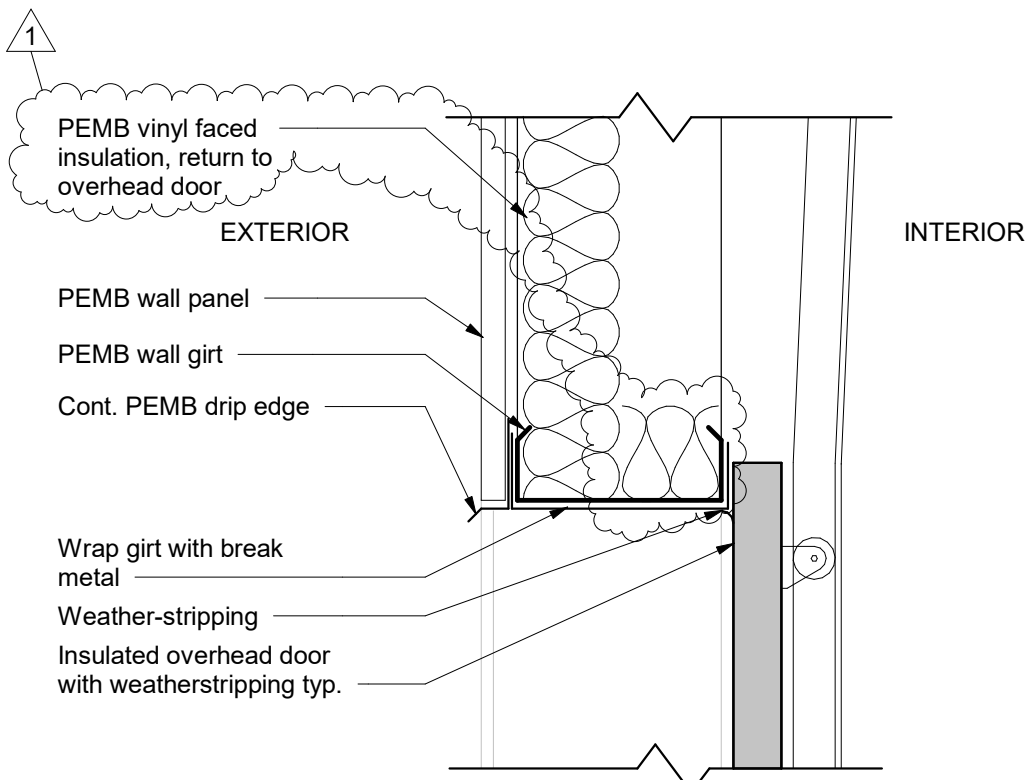
10 Locker Plan
Scale: 1/4" = 1'-0"
SCHEDULE - LOCKERS

Total # of Lockers provided: 22
Total # (5%) required for ADA: 2
Total # of ADA Lockers Provided: 4

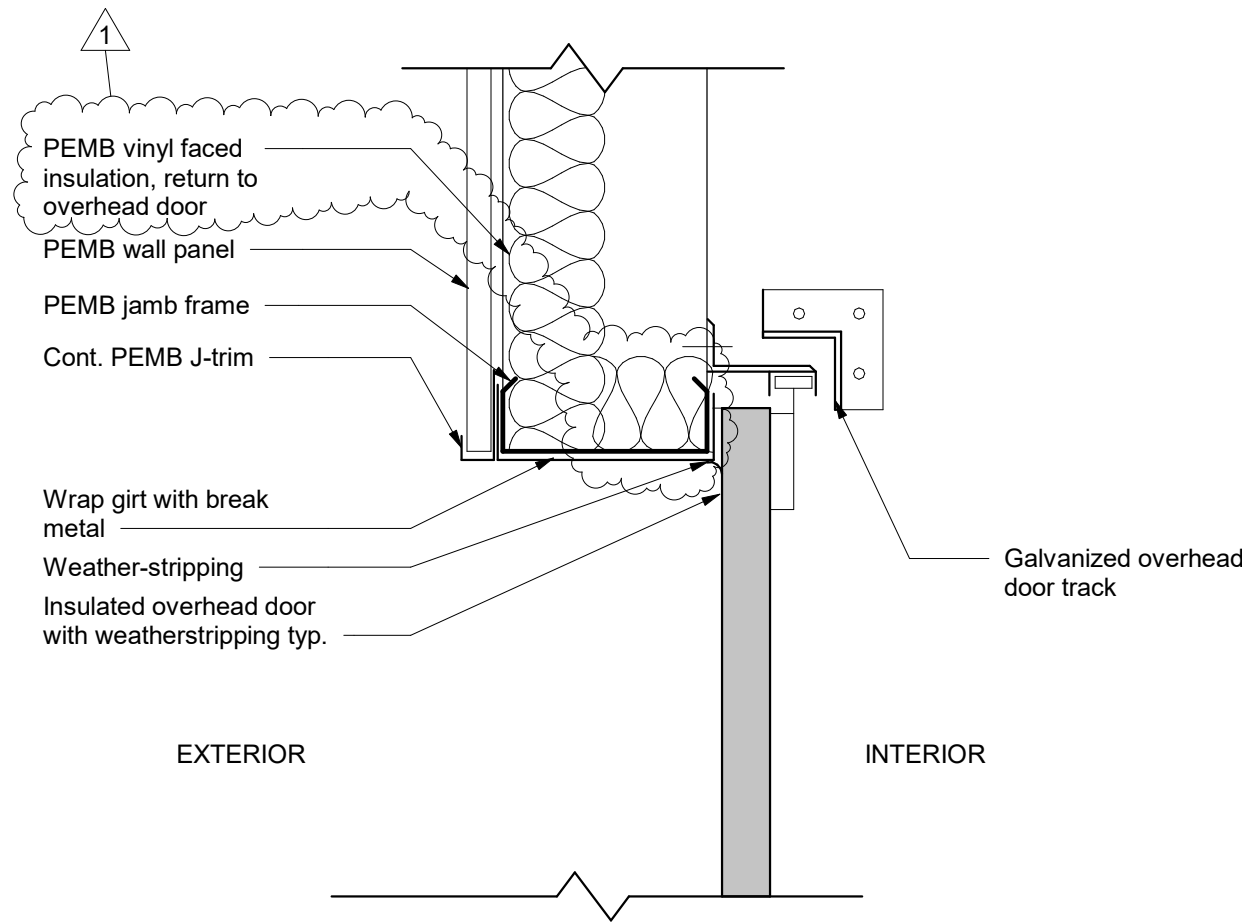
The indicated 4 lockers have a 30x48 clear floor space and are outside the path of exit access.

Lockers
Mfg: Lyon
Part #: DD50923SU

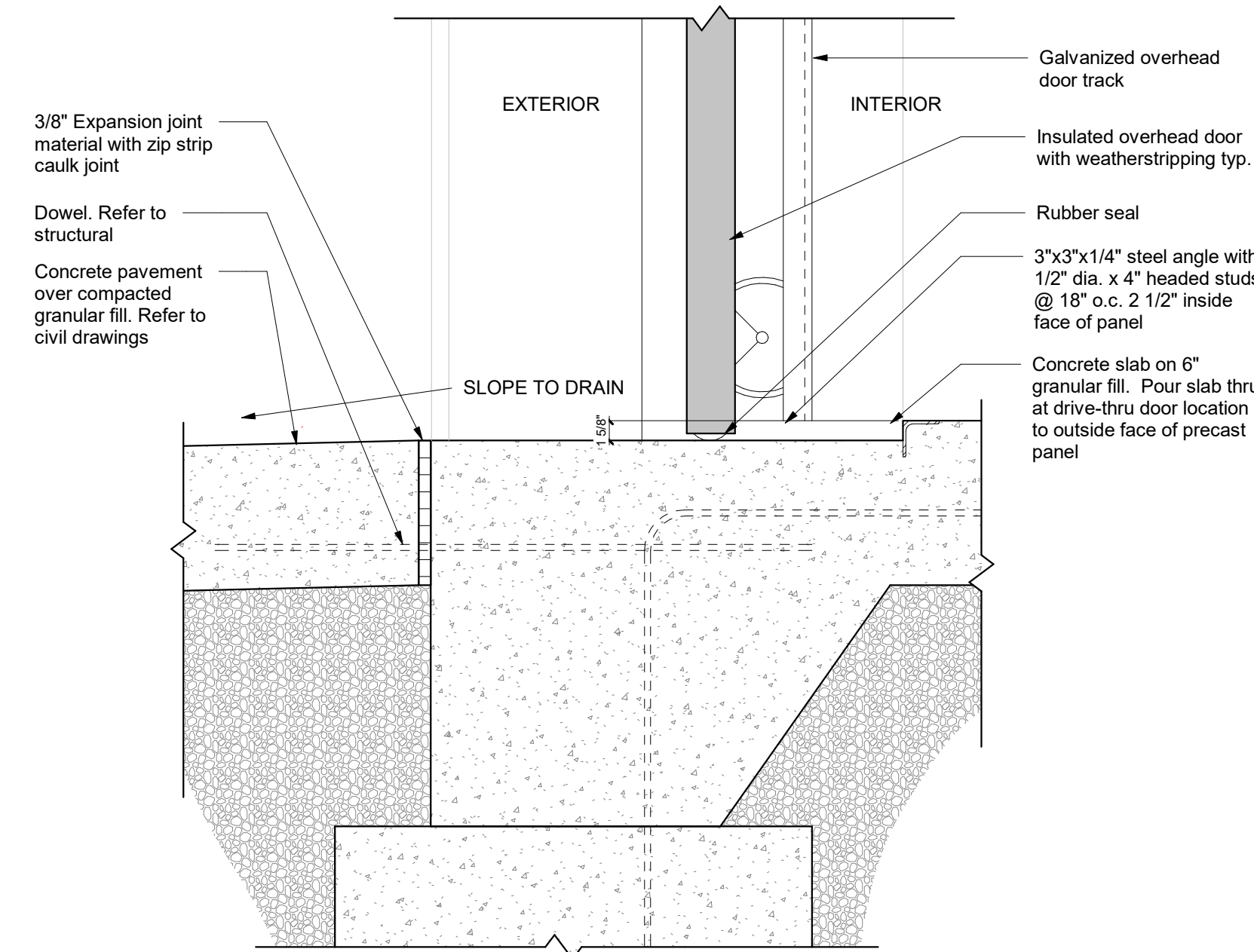
Confirm specification with Owner prior to ordering locker units



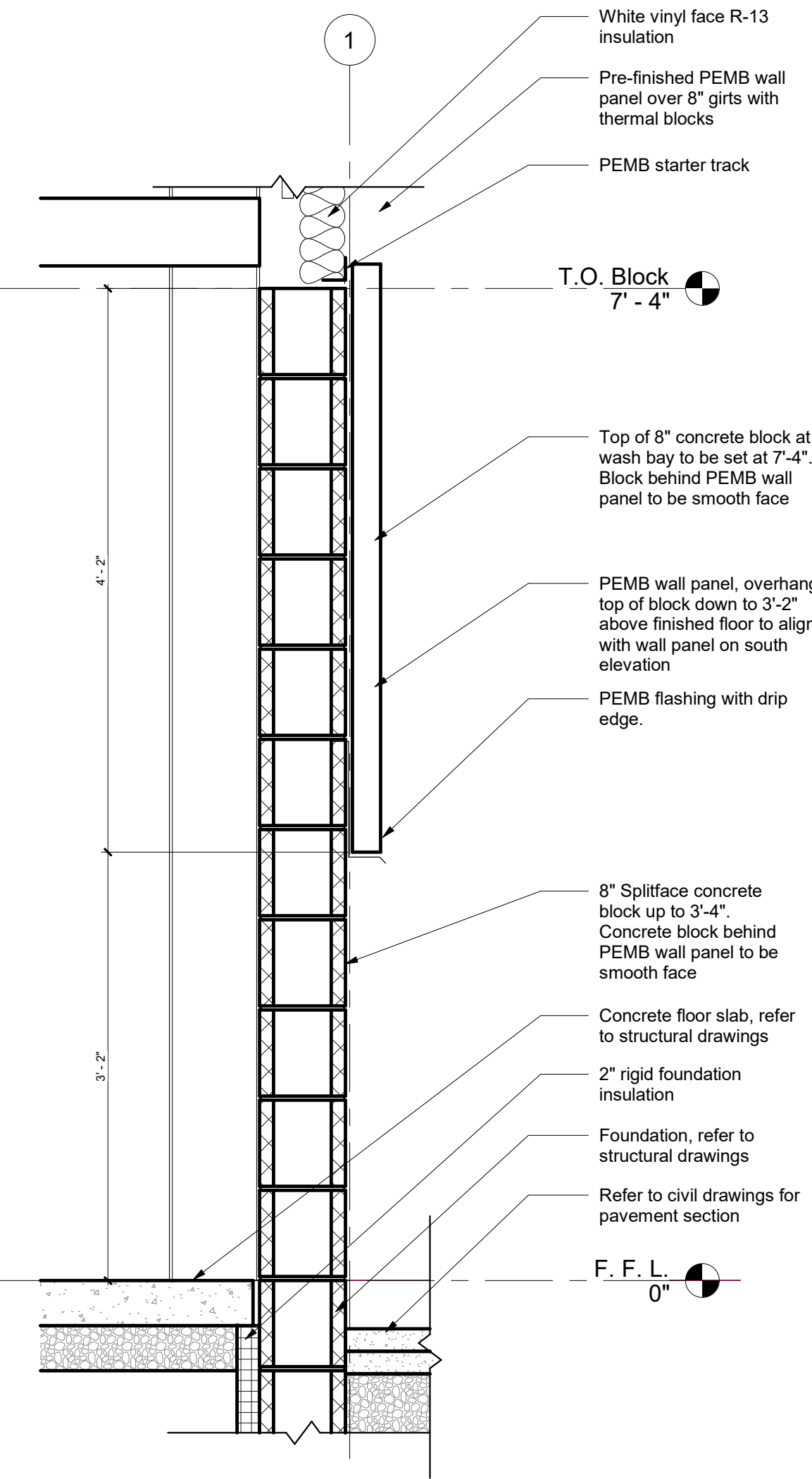
4 Overhad/Dock Door Head Detail
Scale: 1 1/2" = 1'-0"



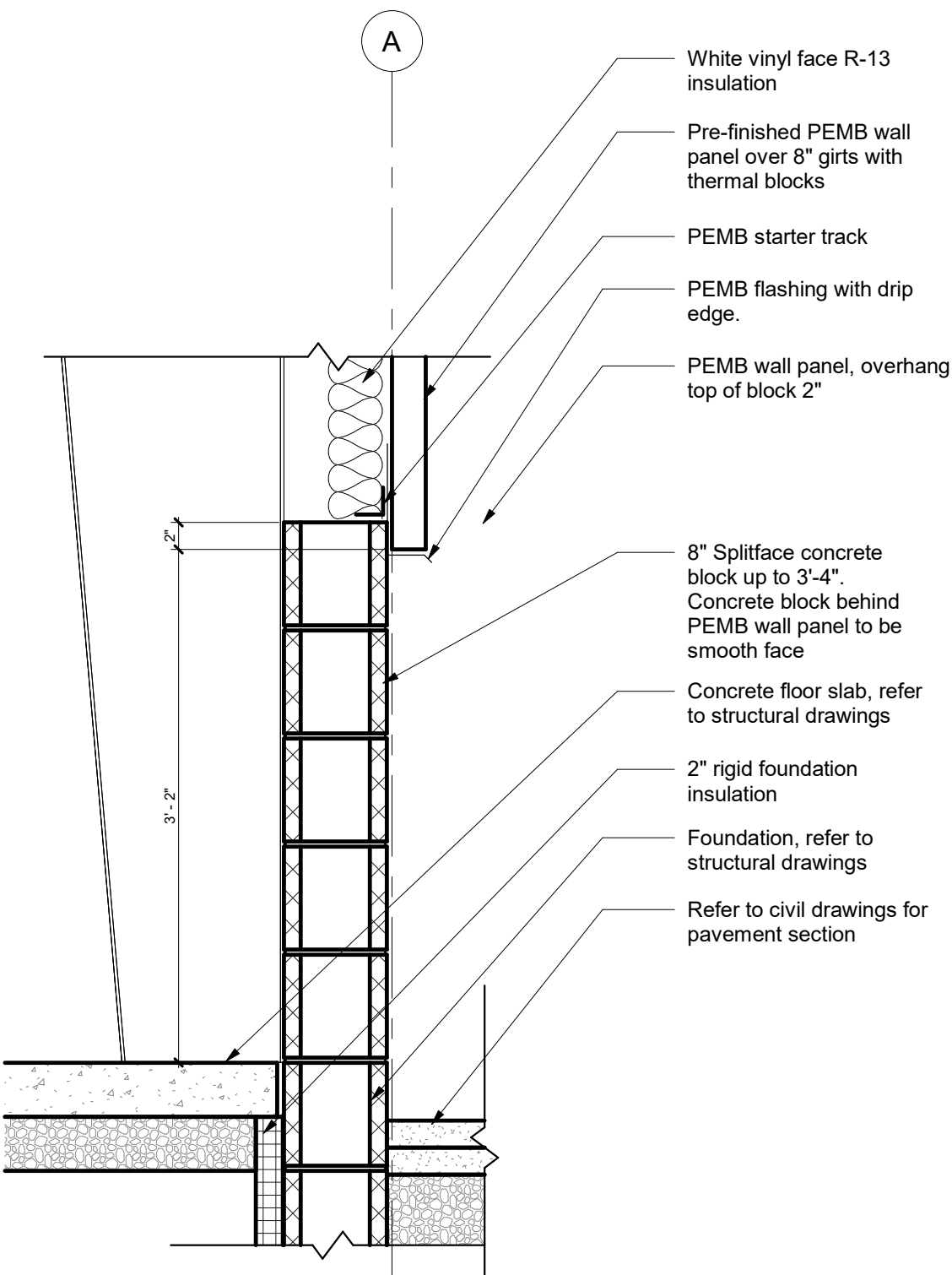
5 Overhead Door Jamb Detail
Scale: 1 1/2" = 1'-0"



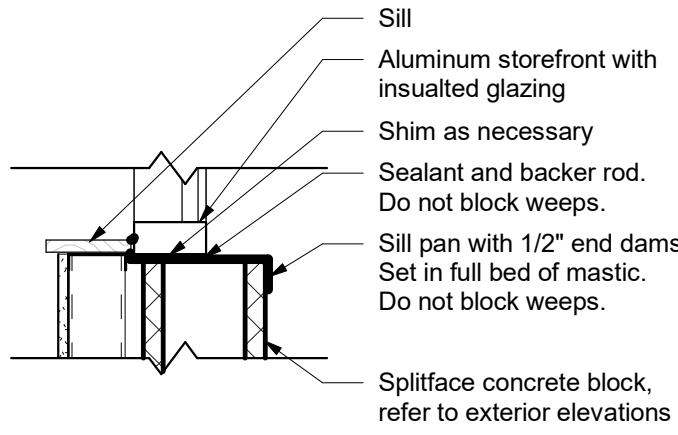
6 Drive-In Door Sill Detail
Scale: 1" = 1'-0"



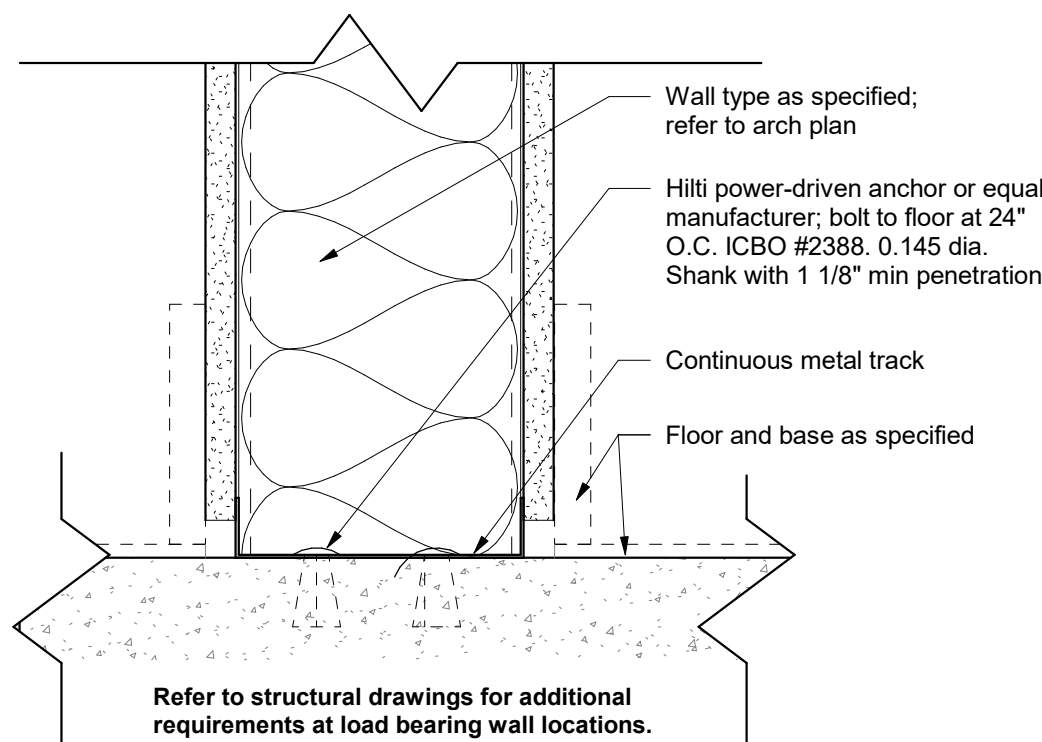
7 Section Detail - Concrete Block at Wash Bay
Scale: 1" = 1'-0"



8 Building Section - Truck Bay - Callout 1
Scale: 1" = 1'-0"



11 Detail - Window Sill
Scale: 1" = 1'-0"



9 Framing at Floor
Scale: 3" = 1'-0"

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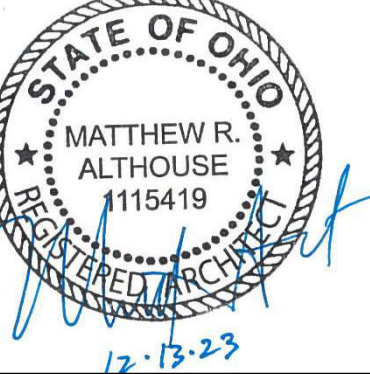
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PROJECT STATUS
Bid/ Permit Set



Matthew R. Althouse, License # 1115419
Expiration Date: December 31, 2023

Grove City Maintenance Building
3262 Ventura Blvd, Grove City, OH 43123

REVISIONS		
#	Description	Date
1	Revision 1	10/24/2023
2	Revision 2	12/12/2023

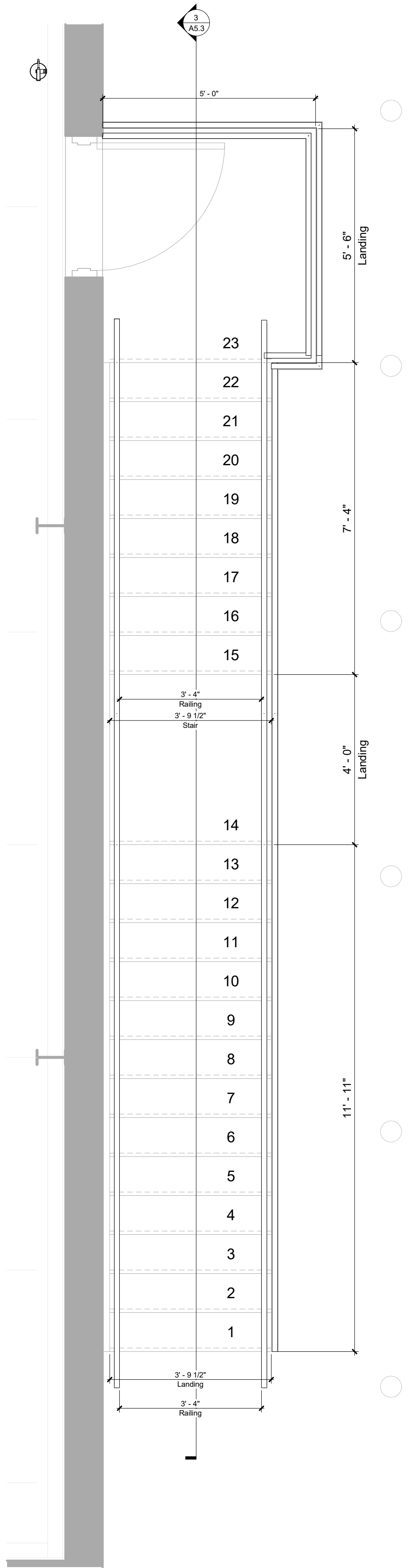
INITIAL ISSUE DATE
10/11/2023

PROJECT NO.
1296.01

Architectural
Details

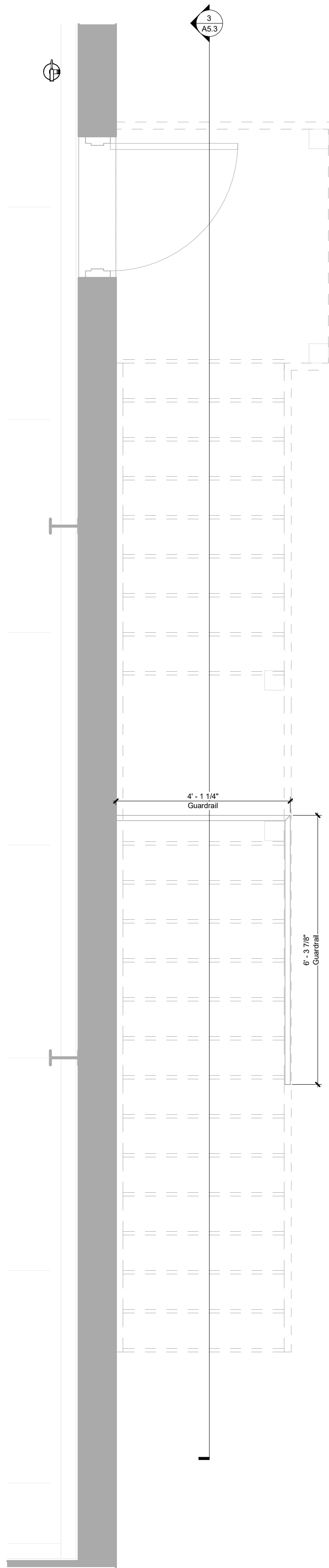
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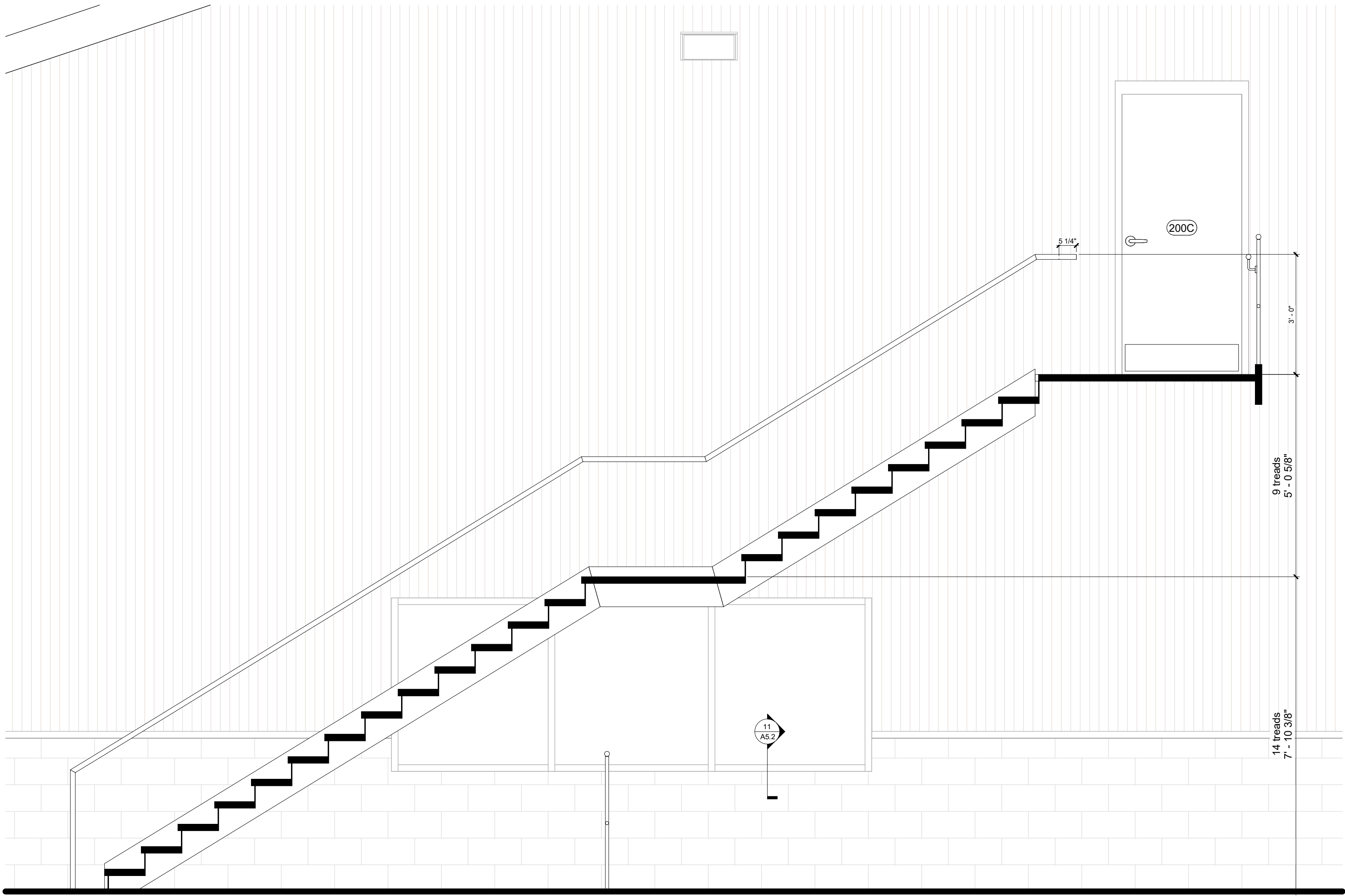
1 Enlarged Plan - Exterior Exit Stairway

Scale: 1/2" = 1'-0"



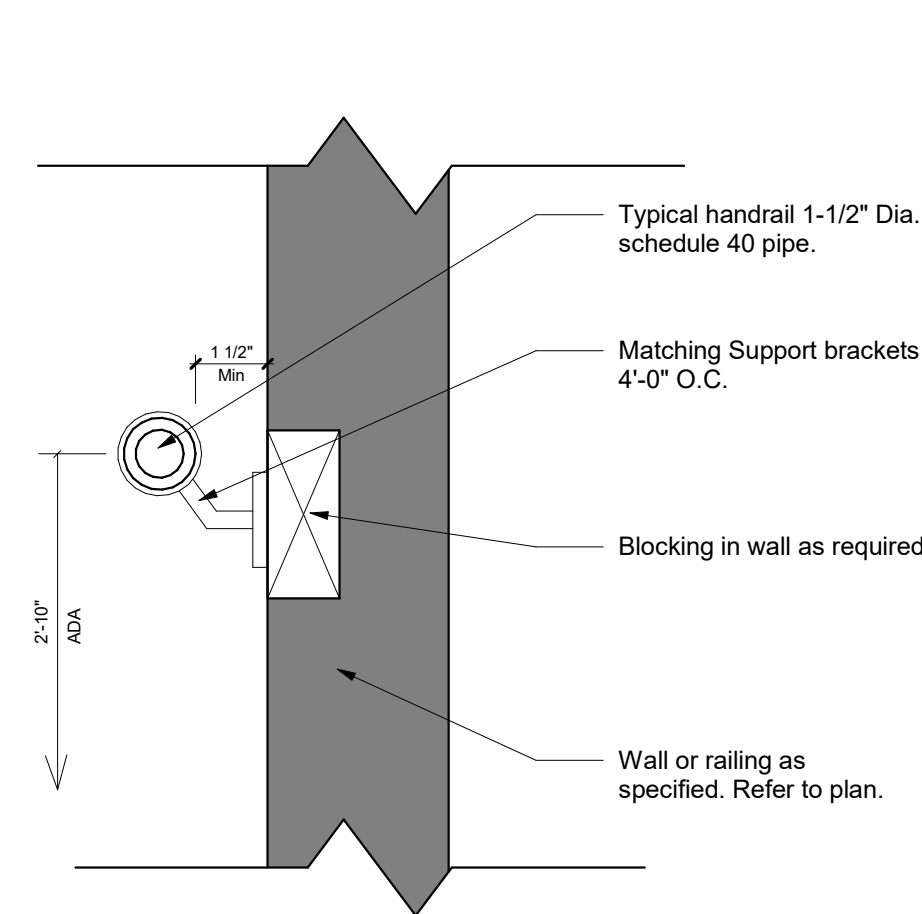
2 Enlarged Plan - Exterior Exit Stairway Guardrail

Scale: 1/2" = 1'-0"



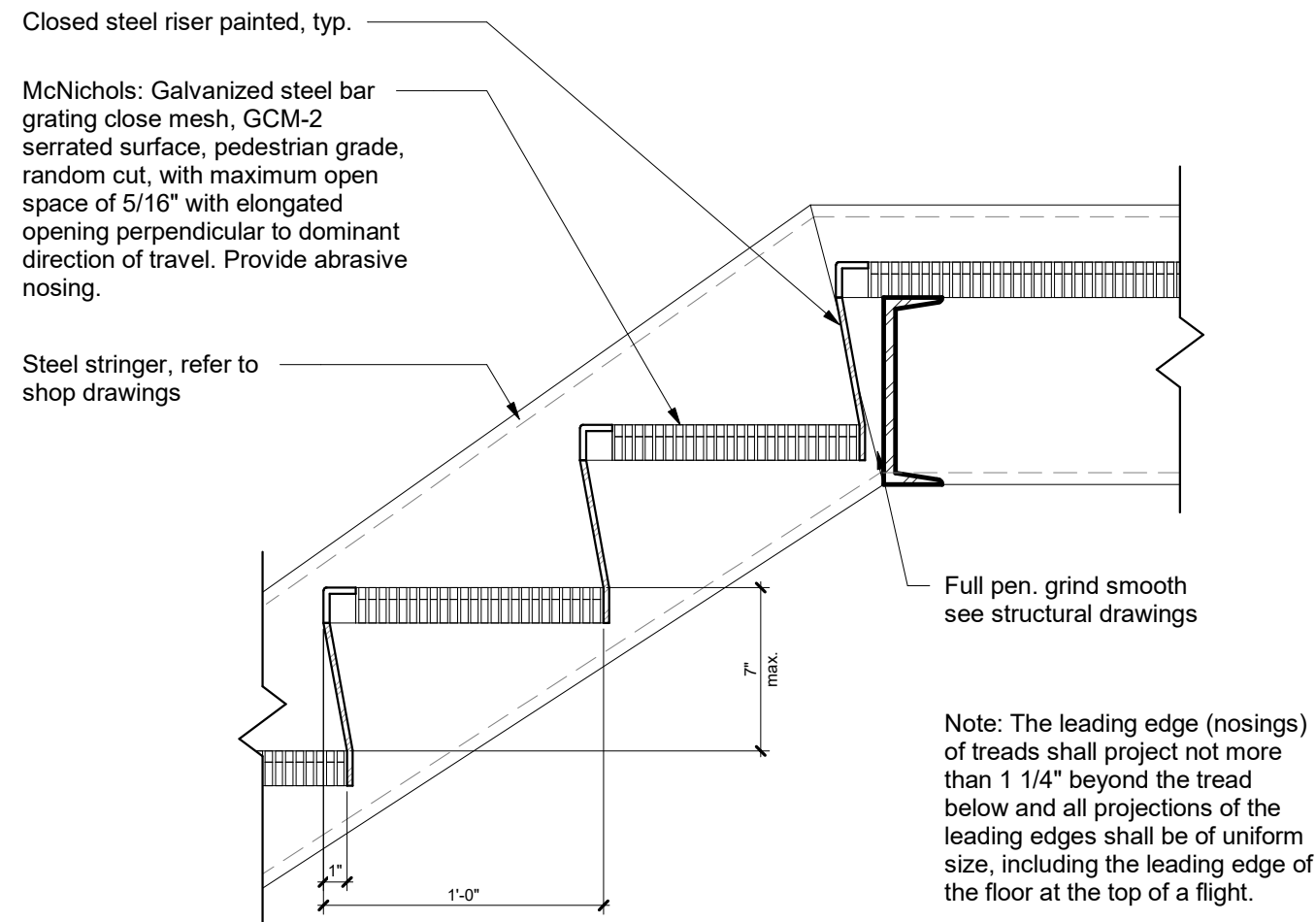
3 Section - Exterior Exit Stairway

Scale: 1/2" = 1'-0"



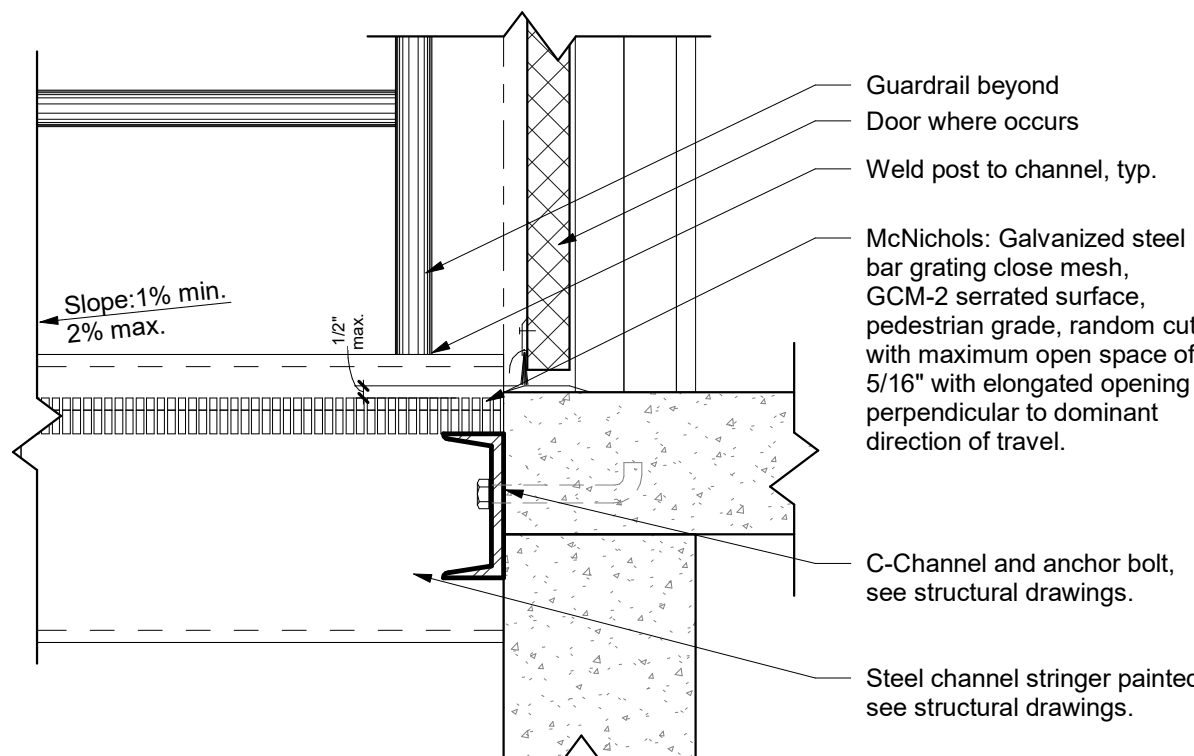
4 Handrail Detail

Scale: 3" = 1'-0"



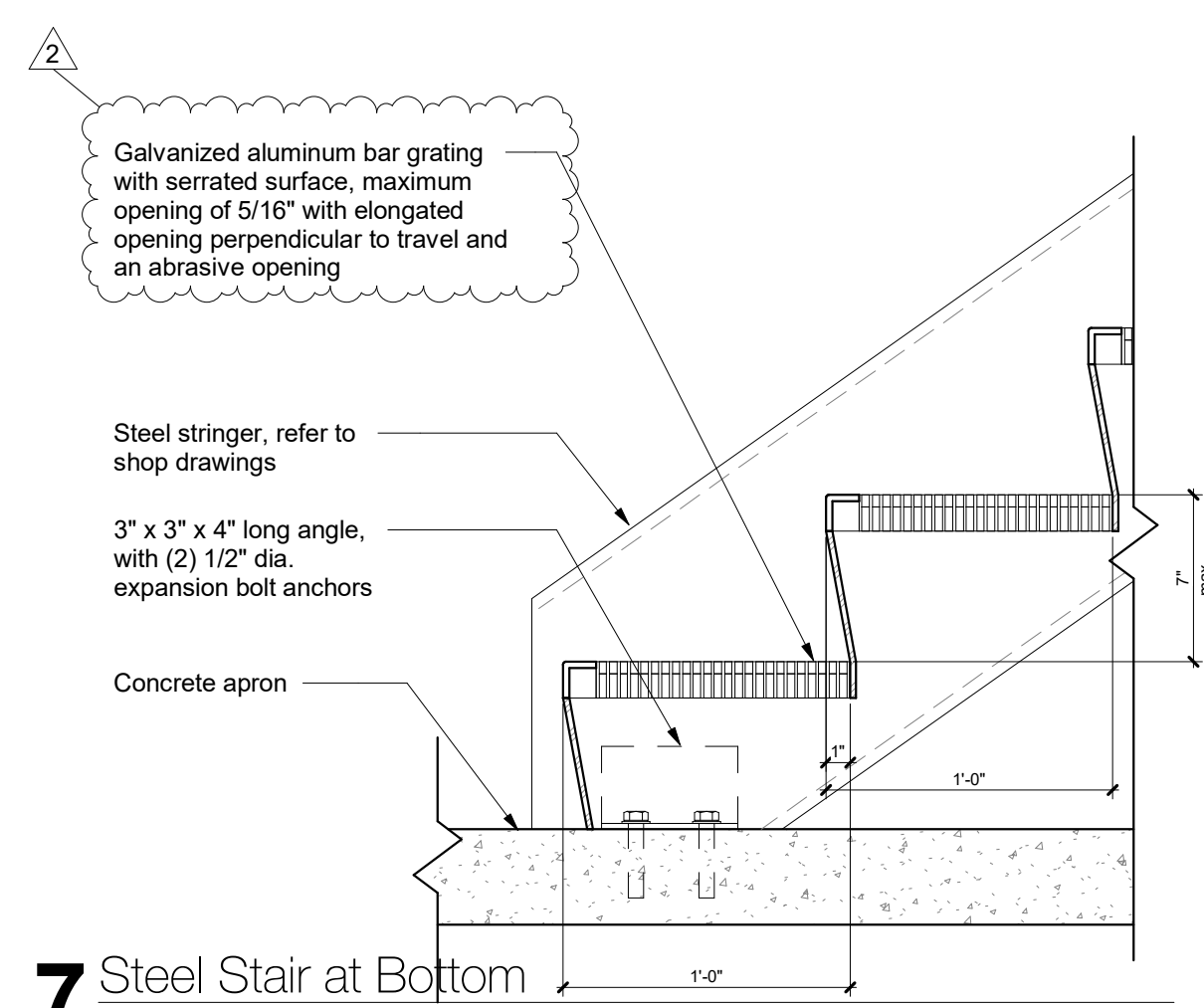
5 Steel Stair Tread

Scale: 1 1/2" = 1'-0"



6 Steel Stair Landing

Scale: 1 1/2" = 1'-0"



7 Steel Stair at Bottom

Scale: 1 1/2" = 1'-0"

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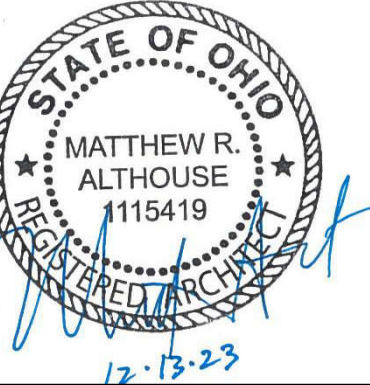
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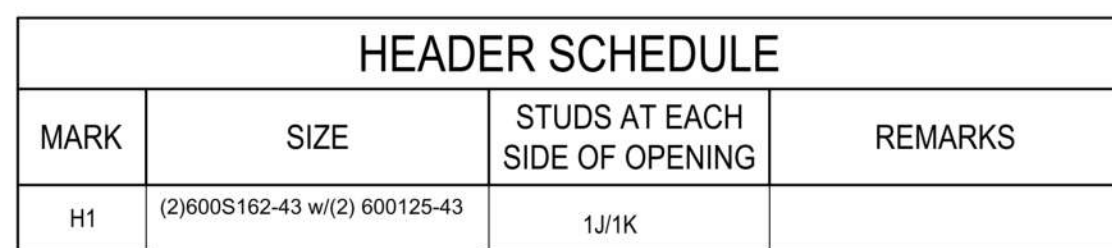
10/11/2023

PROJECT NO.

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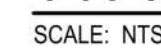
Stair Details

A5.3



HEADER SCHEDULE			
MARK	SIZE	STUDS AT EACH SIDE OF OPENING	REMARKS
H1	(2)600S162-43 w/(2) 600125-43	1J1K	

- ### TYPICAL HEADER DETAIL



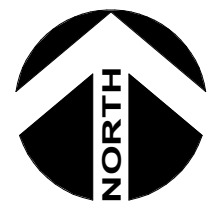
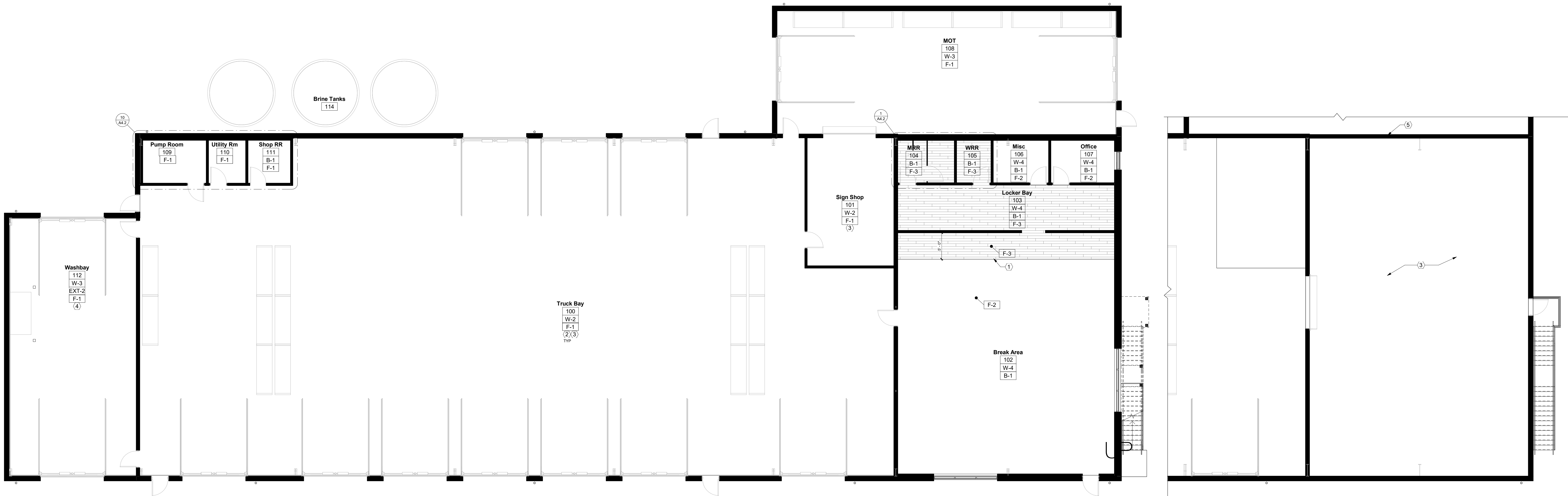
STATE OF OHIO
COLLEEN
A.
REZABEK
E-57088
REGISTERED
PROFESSIONAL ENGINEER

3262 Ventura Blvd, Grove City, OH 43123

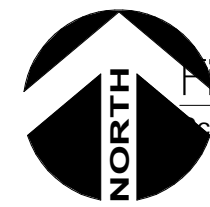
REVISIONS		
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2	Revision 2	12/12/2023

PROJECT NO.
1296.01

A5.4
Sheet Added in Revision



Finish Plan
Scale: 1/8" = 1'-0"



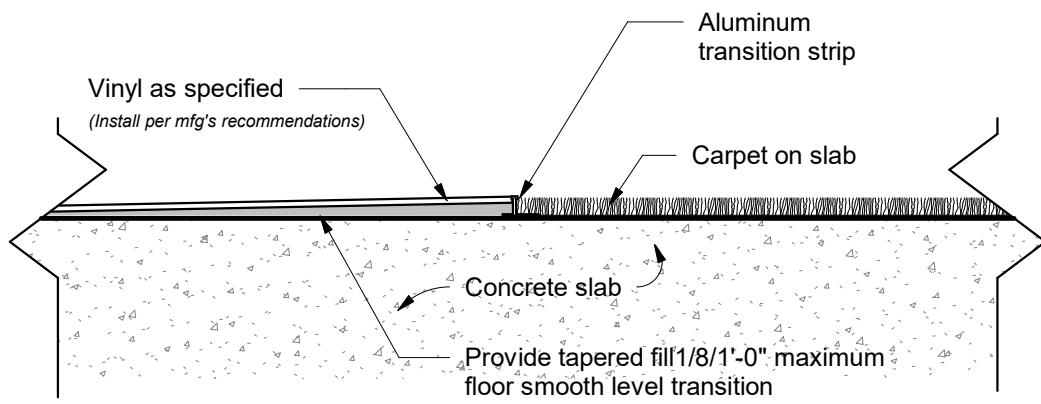
Finish Plan - Mezzanine
Scale: 1/8" = 1'-0"

GENERAL NOTES - FINISH PLAN

- Do not scale drawings. If dimensions are in question, the contractor shall be responsible for seeking clarification from Architect prior to construction.
- All dimensions are from finished surface to finished surface, unless noted otherwise.
- All flooring finish material shall have a classification complying with code required minimums. Refer to Title Sheet for additional information. Copies of test reports for flooring materials shall be provided at the request of the code official.
- All wall and ceiling finish materials shall have a classification complying with code minimums. Refer to Title Sheet for additional information. Copies of test reports for these materials shall be provided at the request of the code official.
- Interior finish materials shall be applied or attached in such a manner that such materials will not readily become detached when subjected to room temperatures of 200 degrees Fahrenheit (93 degrees Celsius), for not less than thirty (30) minutes.
- All areas not specifically designated are to receive a smooth paint finish in finished areas.
- Gypsum board walls, ceilings, soffits, fascias, light pockets, drapery pockets, etc. Are to be prepared for smooth paint finish. See schedule for paint color or application of other finish material.
- Contractor is to provide a covering to protect new flooring material after installation.
- Paint is to be applied over properly prepared surface meeting manufacturer's recommendations. Provide minimum two finish coats over primer on uncoated materials, two finish coats over previously finished materials.
- Repainting of surfaces across entire areas to a change of plane may be required if touch ups are visible. Such repainting will be at the architect's sole discretion.
- Submit to architect three (3) samples, 8" x 10" minimum size, of all paints, wall coverings, wood veneers & stains, trim, etc. Finish shall match that specified for the material (ie gloss, flat, eggshell, etc.).
- Paint brands and colors specified reflect the precise color and finish result desired. Architect will review alternative products when requested and clearly designated in writing by the contractor, and three sets of samples are submitted. Acceptance or rejection of such alternatives is solely at the discretion of the Architect, and minor variations in color and/or texture may constitute grounds for rejection.
- Where different height flooring materials abut, provide aluminum reducer strips, unless specified otherwise.
- Wall and ceiling mounted items, including, but not limited to, registers, diffusers, grilles, speakers, clean-outs, cover plates, outlets, switches and thermostats, whether factory pre-finished or not, which do not match the adjacent wall or ceiling color shall be field painted to match adjacent wall U.N.O. within these documents.
- Drywall control joints shall be provided as shown on drawings and/or as recommended by ASTM C840.
- Fabrics shall be separately fire treated by the GC if not pre-treated by the Manufacturer.

KEYNOTES - FINISH PLAN

- Flooring transition; refer to details
- Refer to elevations for all finishes not shown in plan
- FRP as specified over 3/4" plywood up to 8'-0" AFF, exposed structure and insulation above at indicated location. Refer to Wall Sections
- Concrete block up to 7'-4" with galvanized PEMB panels above, refer to Wall Sections
- Full height metal panels per finish schedule on MOT side of wall



1 Transition - Vinyl/Carpet
Scale: 3" = 1'-0"

LEGEND - FINISH PLAN SYMBOLS

ROOM FINISH TAG:

F-1	Floor Finish
B-1	Base Finish
W-1	Wall Finish

FINISH LIMIT TICKS:

Indicates finish between location of ticks on plan

Indicates limit of finish

ALTERNATE 1

F-1 Alternate: Key Traffic Coating System

Adhesion to CONcrete	300-400+psi
Hardness, Shore D	80-85
Flammability	Self Extinguishing
Abrasion Resistance	30-60 mg average
Impact Resistance	Withstands 16 ft-lbs without cracking delamination or chipping
Resistance to Elevated Temperatures	No Slip or flow at required temperature of 158°F
Slip Resistance	>0.6 Exceeds ADA recommendations

Verify specification with Owner before ordering materials

SCHEDULE - FINISHES

Type	Description	Manufacturer	Model	Comments
B-1	Base (Vinyl)	Johnsonite	4" Baseworks Thermostat Color: 40 Black.	Install per Mfgs Recommendations.
EXT-1	Roof Panel	By Contractor	PEMB Roof Panel	Match Owner's Sample; Evergreen Pro-Rib Steel Panel
EXT-2	Split Face Concrete Block Colored	By Contractor		Match color of adjacent buildings
EXT-3	Metal, Corrugated (Walls)	By Contractor	PEMB Wall Panel	Tan. Match color with building to be removed (by Chief Buildings), refer to details. Provide color sample prior to fabrication of metal building for approval by Owner
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F-1	Sealed Concrete	By Contractor		Concrete floor, grind and seal.
F-2	Carpet	Mohawk	Academic View BT433, Slate 959, Art Exposure 24x24	Ashlar Installation
F-3	Tile (Wood look)	BeauFlor	Article No. 60000112; Collection Pure Click 55; Design Color Toulon Oak 976M; Dimensions 1528 x 228 x 5mm	Install per direction indicated on plan. 33% max stagger allowed
M-1	Quartz (White)	Allen + Roth	Cascades	Match Owner's specification
W-1	Painted Gypsum Board (White)	Sherwin Williams	Preprime 200 Primer ProMar 200 Latex Flat Color: #SW7028 Incredible White	One coat primer, 2 coats finish: EgShell. Match Owner's specification
W-2	FRP (White)	Marlite	P-100 White	With matching trims and transition strips
W-3	Metal Liner Panel	by PEMB	Pre-Engineered metal wall panel provided by PEMB	
W-4	Painted Gypsum Board (Grey)	Behr	ProMar 200 Latex EgShell/Preprime 200 Primer, Color: #SW6002 'Essential Gray'	One coat primer, 2 coats finish: EgShell. Match Owner's specification
W-5	Painted Doors/Frames (Grey)	Behr	ProMar 200 Latex EgShell/Preprime 200 Primer, Color: Sherwin Williams; Custom color match Owner's specification	One coat primer, 2 coats finish: EgShell. Match Owner's specification

Design Collective

OWNER

Grove City
4035 Broadway
Grove City, OH 43123

ARCHITECT

Design Collective Architecture
151 East Nationwide Blvd.
Columbus, OH 43215
Tel: (614) 464-2680

CIVIL ENGINEER

Kimley-Horn
7965 North High St, Suite 200
Columbus, OH 43235
Tel: (614) 454-6699

STRUCTURAL ENGINEER

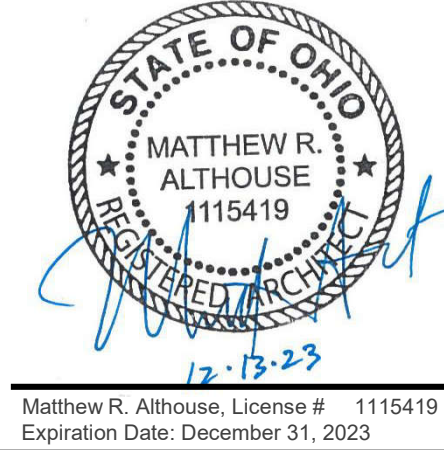
Paul J. Ford & Company
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MEP ENGINEER

Prater Engineering Associates, Inc.
6130 Wilcox Road
Dublin, OH 43016
Tel: (614) 766-4896

PROJECT STATUS

Bid/ Permit Set



Matthew R. Althouse, License # 115419
Expiration Date: December 31, 2023

Grove City Maintenance Building

3262 Ventura Blvd, Grove City, OH 43123

REVISIONS

#	Description	Date
2	Revision 2	12/12/2023

INITIAL ISSUE DATE

10/11/2023

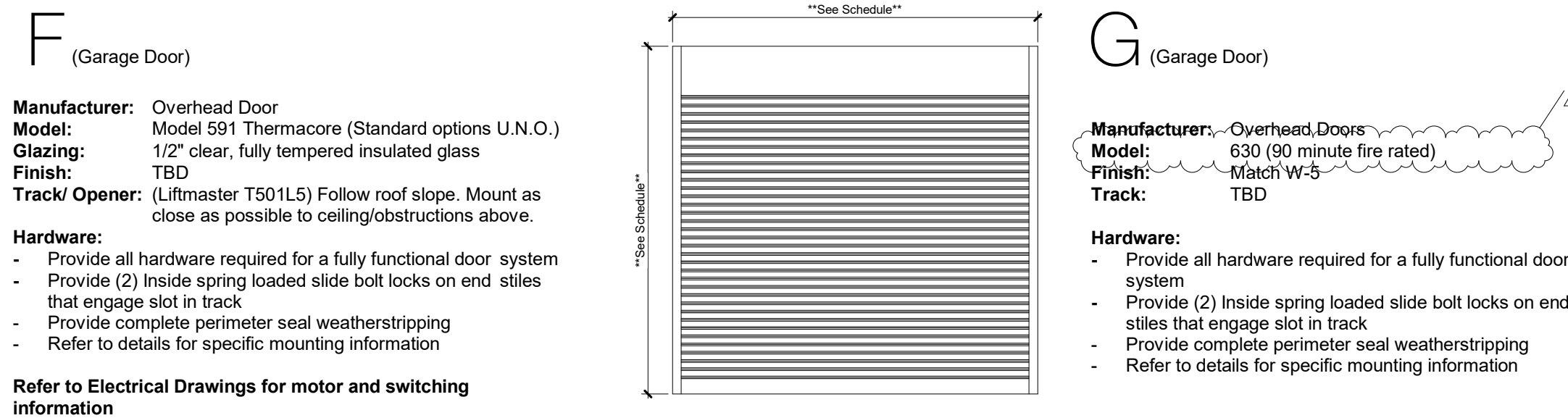
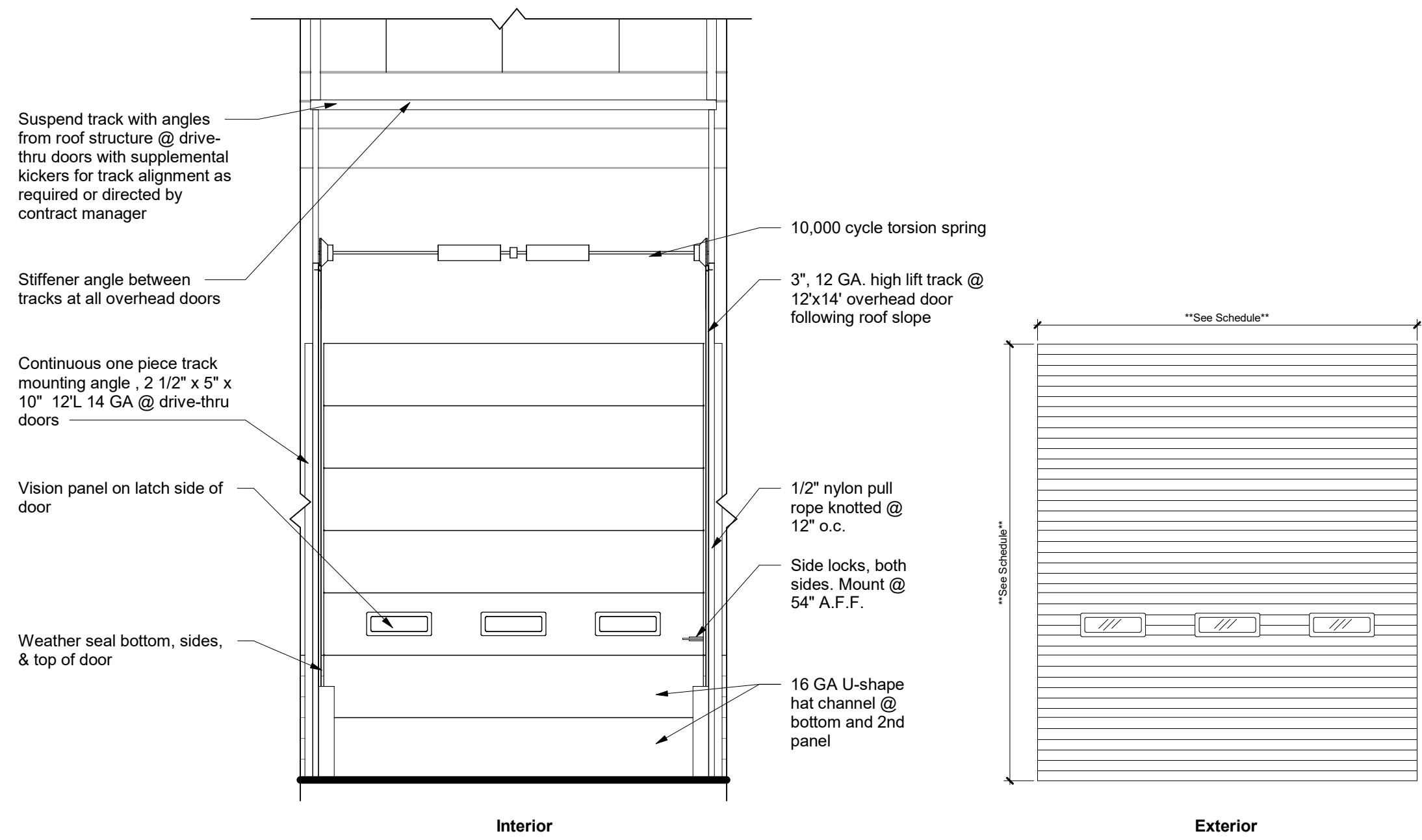
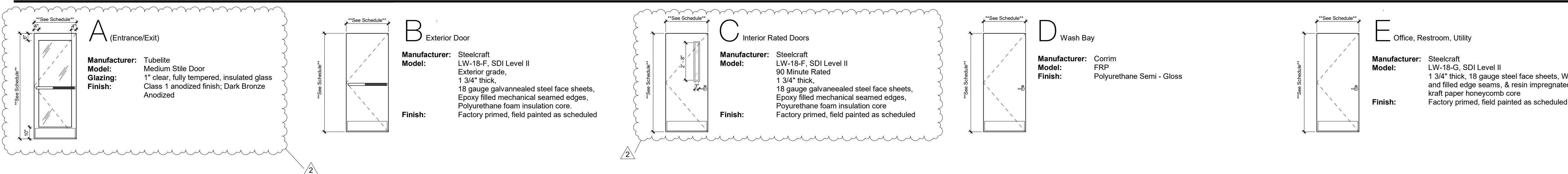
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1296.01

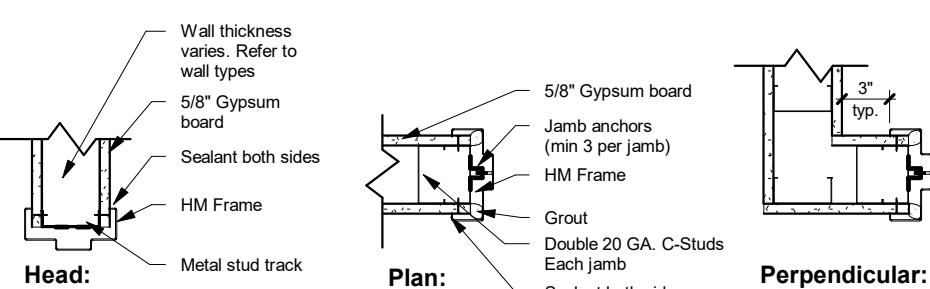
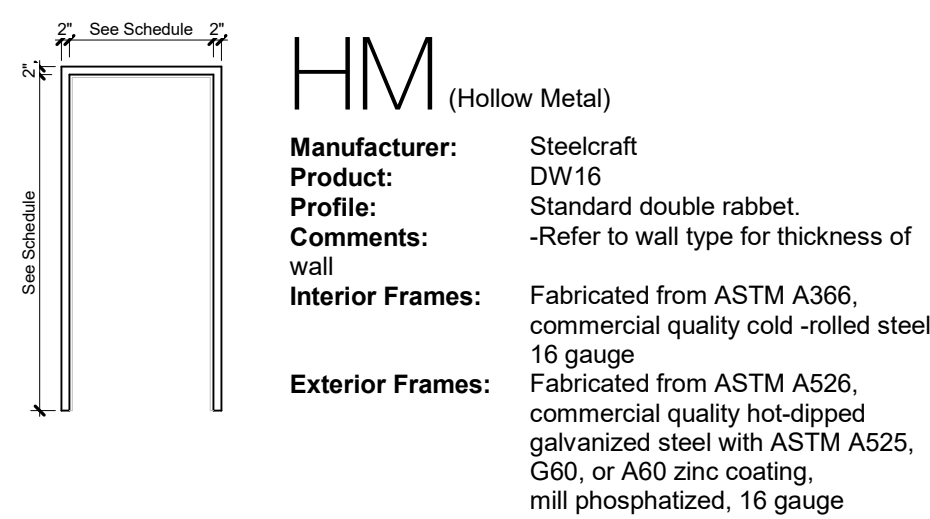
Finish Plan

A6

DOOR LEGEND



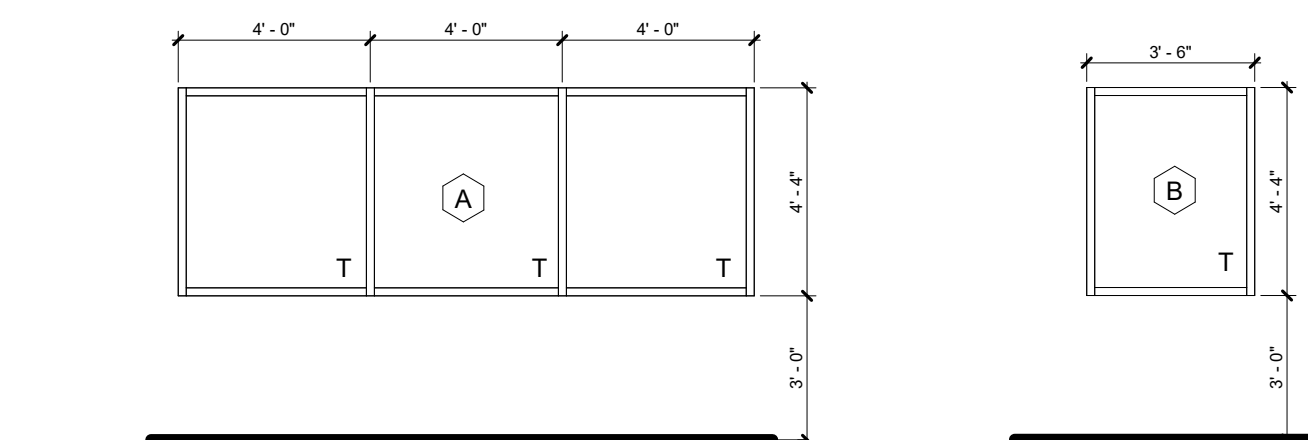
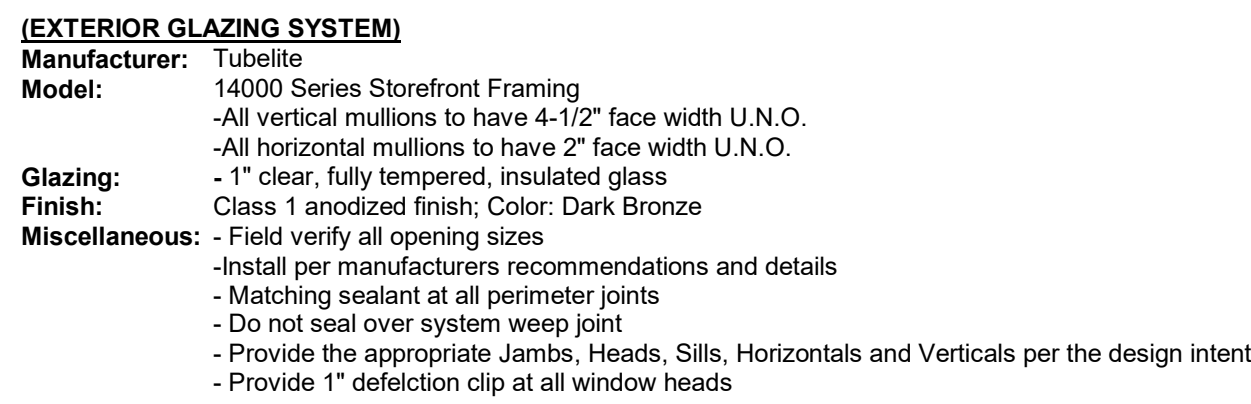
FRAME TYPES



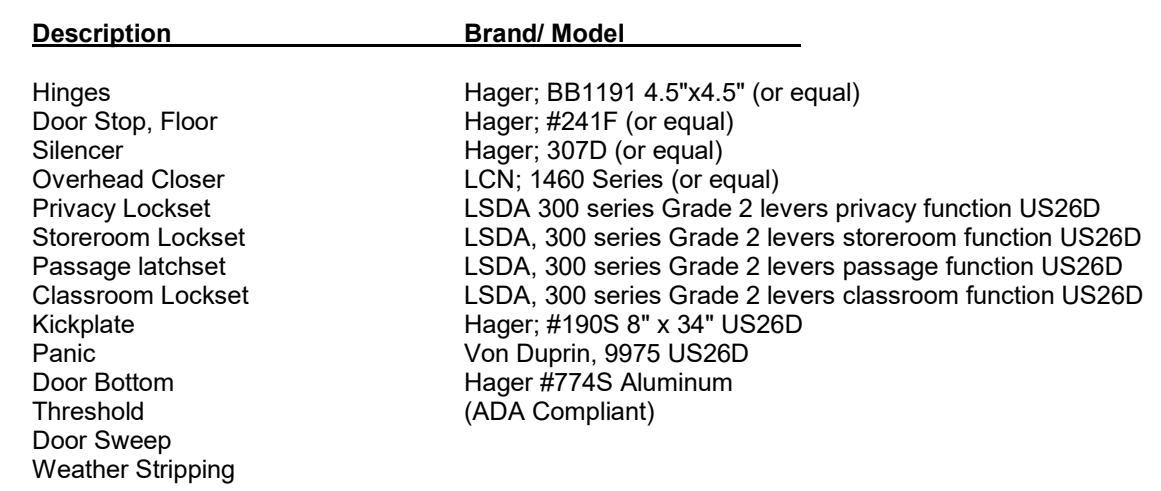
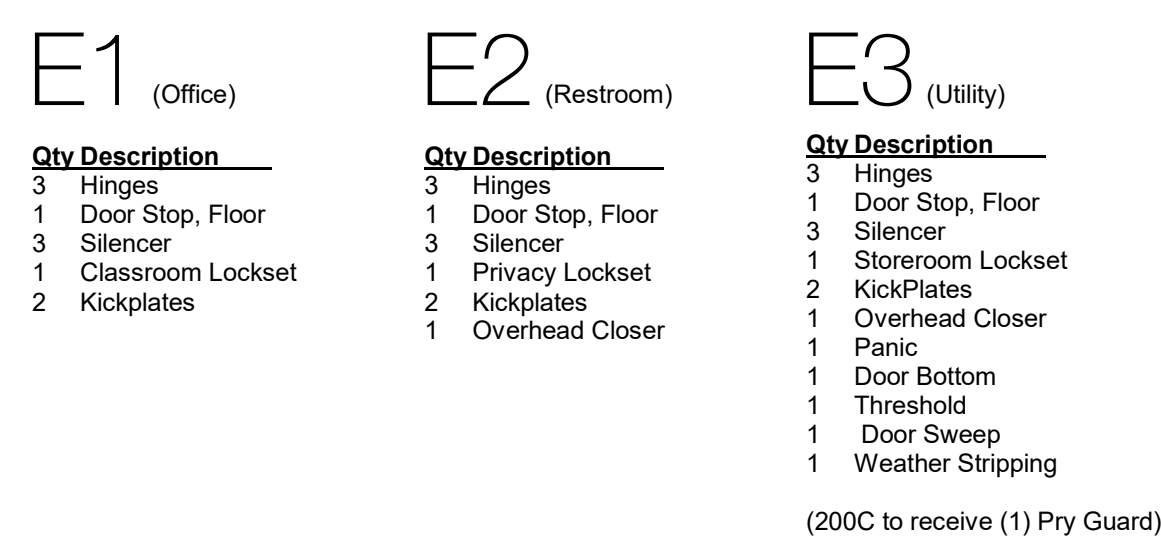
Typical HM Frame

Scale: 1" = 1'-0"

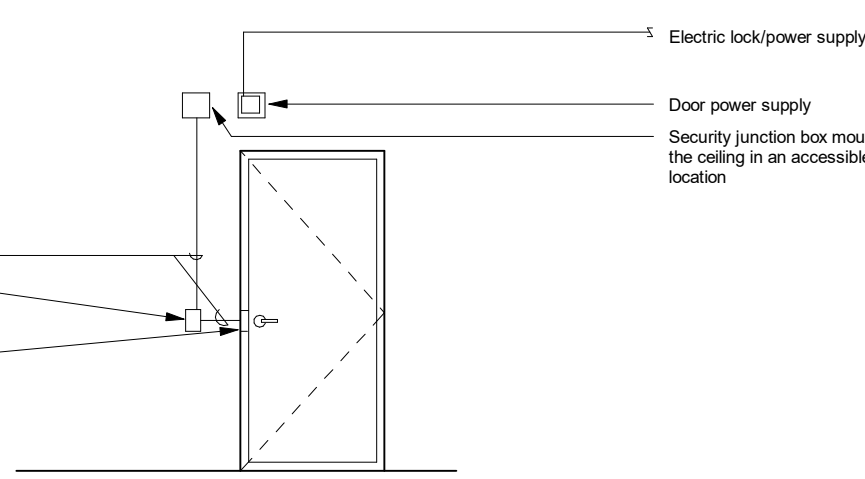
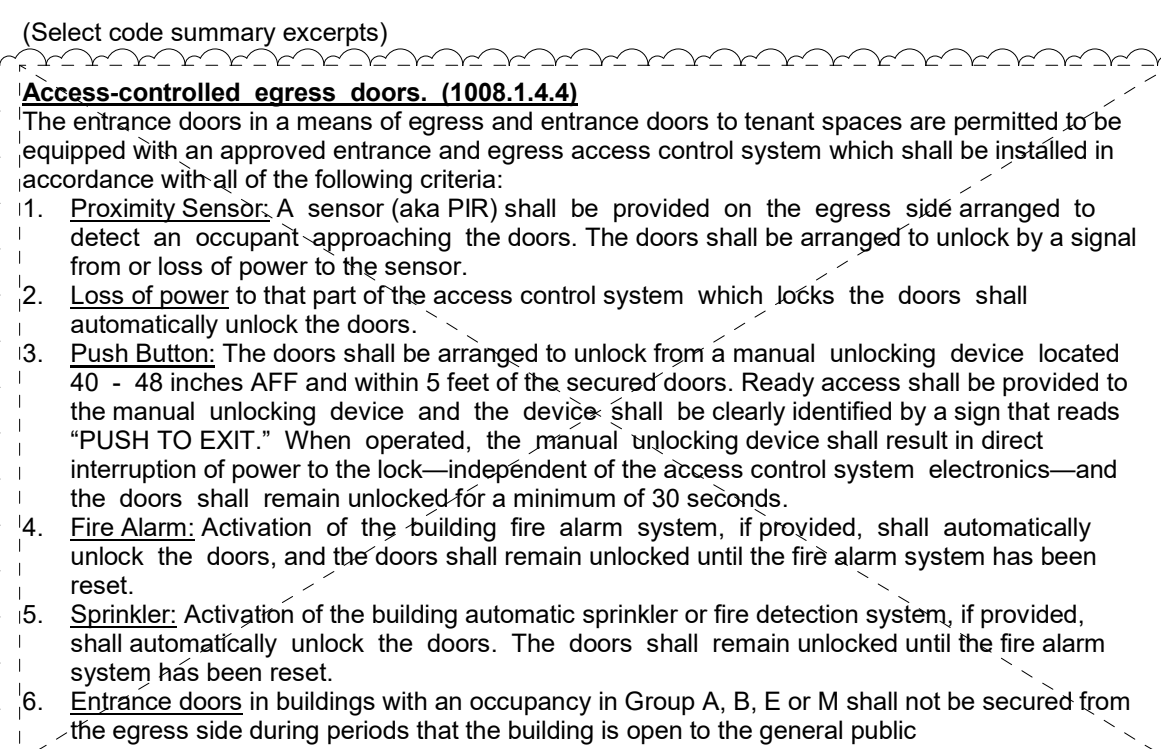
WINDOW TYPES



DOOR HARDWARE

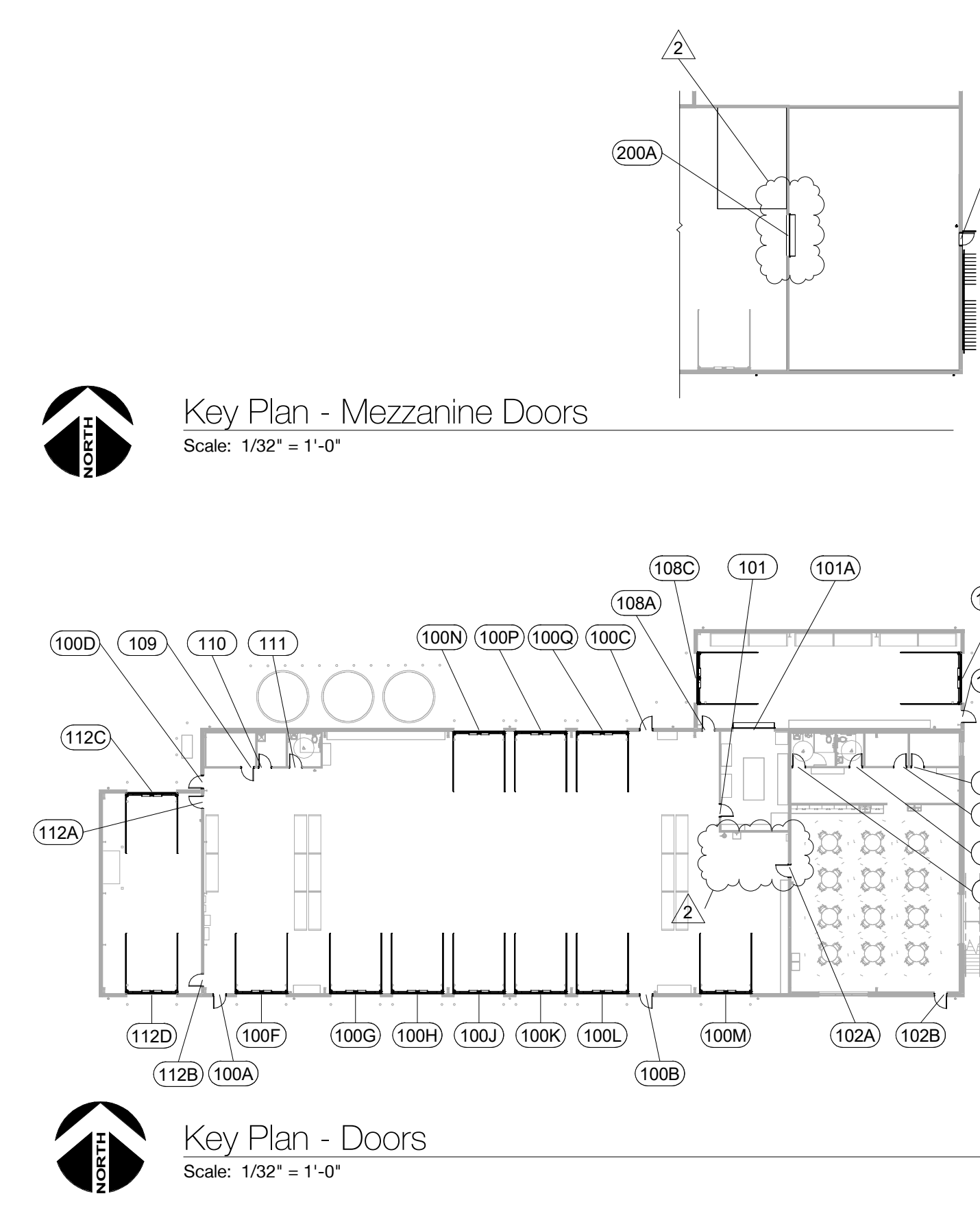


GENERAL NOTES: CARD READERS, MAG-LOCKS



TYPICAL ACCESS CONTROL DOOR ELEVATION

KEY PLAN - DOOR AND WINDOW



GENERAL NOTES - DOOR AND WINDOW

- All hardware to be ADA compliant
- Use wall or floor mounted floor stop as applicable
- All glazing in doors and sidelites to be tempered or safety glass per code requirements
- All door lever styles shall be schlage 'Saturm'; refer to hardware information for finish and lockset
- All hardware finishes to be US26D or equivalent U.N.O.
- The unlatching of any door or leaf shall not require more than one operation per chapter 10. Notify Architect immediately if conflict arises.
- General Contractor to provide construction cores, coordinate re-keying with Owner.
- Exterior man doors shall have a minimum U-value of 0.36.
- Overhead doors shall have a minimum R-value of 15.
- Storefront shall have a minimum U-value of 0.44 and Solar Heat Gain Coefficient of 0.62

SCHEDULE - DOORS

Note: All man doors to accommodate electric strike, Owner to furnish and install access control devices. Refer to card access details. Electric strike power supplies to be provided by door hardware contractor.

Door #	Fire Rating	Description	Slab Height	Width	Type	Finish	Frame Type	Finish	Hardware Set	Comments
100A		Exterior Door	7'-0"	3'-0"	B	Interior W-4, Exterior EXT-4	HM	Match Door	E3	Insulated metal door with storeroom lockset and card reader in hollow metal frame
100B		Exterior Door	7'-0"	3'-0"	B	Interior W-4, Exterior EXT-4	HM	Match Door	E3	Insulated metal door with storeroom lockset and card reader in hollow metal frame
100C		Exterior Door	7'-0"	3'-0"	B	Interior W-4, Exterior EXT-4	HM	Match Door	E3	Insulated metal door with storeroom lockset and card reader in hollow metal frame
100D		Exterior Door	7'-0"	3'-0"	B	Interior W-4, Exterior EXT-4	HM	Match Door	E3	Insulated metal door with storeroom lockset and card reader in hollow metal frame
100F		Drive-In Door	14'-0"	12'-0"	F	Factory Finish 'White'	-	-	-	Insulated, sectional overhead drive-in door with horizontal lift track
100G		Drive-In Door	14'-0"	12'-0"	F	Factory Finish 'White'	-	-	-	Insulated, sectional overhead drive-in door with horizontal lift track
100H		Drive-In Door	14'-0"	12'-0"	F	Factory Finish 'White'	-	-	-	Insulated, sectional overhead drive-in door with horizontal lift track
100J		Drive-In Door	14'-0"	12'-0"	F	Factory Finish 'White'	-	-	-	Insulated, sectional overhead drive-in door with horizontal lift track
100K		Drive-In Door	14'-0"	12'-0"	F	Factory Finish 'White'	-	-	-	Insulated, sectional overhead drive-in door with horizontal lift track
100L		Drive-In Door	14'-0"	12'-0"	F	Factory Finish 'White'	-	-	-	Insulated, sectional overhead drive-in door with horizontal lift track
100M		Drive-In Door	14'-0"	12'-0"	F	Factory Finish 'White'	-	-	-	Insulated, sectional overhead drive-in door with horizontal lift track
100N		Drive-In Door	14'-0"	12'-0"	F	Factory Finish 'White'	-	-	-	Insulated, sectional overhead drive-in door with horizontal lift track
100P		Drive-In Door	14'-0"	12'-0"	F	Factory Finish 'White'	-	-	-	Insulated, sectional overhead drive-in door with horizontal lift track
100Q		Drive-In Door	14'-0"	12'-0"	F	Factory Finish 'White'	-	-	-	Insulated, sectional overhead drive-in door with horizontal lift track
101		Misc. Interior Door	7'-0"	3'-0"	C	W-5	HM	Match Door	E3	Narrow lit insulated metal door with office lockset in hollow metal frame
101A	90 Minute	Colling Overhead Fire Door as Specified in 08 33 23	10'-0"	10'-0"	G	Factory Finish 'White'	-	-	-	90 minute rated colling overhead door
102A	90 Minute	Narrow Lit	7'-0"	3'-0"	C	W-5	HM	Match Door	E4	90 minute rated, narrow lit, insulated metal door with passage lockset in hollow metal frame
102B		Full Lite	7'-0"	3'-0"	A	Dark Bronze	Alum	Match Door	E3	Full lite glass door with storeroom lockset and card reader in hollow metal frame
104		Misc. Interior Door	7'-0"	3'-0"	E	W-5	HM	Match Door	E4	Metal door with passage lockset in hollow metal frame
105		Misc. Interior Door	7'-0"	3'-0"	E	W-5	HM	Match Door	E2	Metal door with privacy lockset in hollow metal frame
106		Misc. Interior Door	7'-0"	3'-0"	C	W-5	HM	Match Door	E1	Narrow lit insulated metal door with office lockset in hollow metal frame
107		Misc. Interior Door	7'-0"	3'-0"	C	W-5	HM	Match Door	E1	Narrow lit insulated metal door with office lockset in hollow metal frame
108A	90 Minute	Narrow Lit	7'-0"	3'-0"	C	W-5	HM	Match Door	E4	90 minute rated, narrow lit, insulated metal door with passage lockset in hollow metal frame
108B		Exterior Door	7'-0"	3'-0"	B	Interior W-4, Exterior EXT-4	HM	Match Door	E3	Insulated metal door with storeroom lockset and card reader in hollow metal frame
108C		Drive-In Door	14'-0"	12'-0"	F	Factory Finish 'White'	-	-	-	Insulated, sectional overhead drive-in door with horizontal lift track
108D		Drive-In Door	14'-0"	12'-0"	F	Factory Finish 'White'	-	-	-	Insulated, sectional overhead drive-in door with horizontal lift track
109		Misc. Interior Door	7'-0"	3'-0"	E	W-5	HM	Match Door	E4	Insulated metal door with passage lockset in hollow metal frame
110		Misc. Interior Door	7'-0"	3'-0"	E	W-5	HM	Match Door	E4	Insulated metal door with passage lockset in hollow metal frame
111		Misc. Interior Door	7'-0"	3'-0"	E	W-5	HM	Match Door	E2	Insulated metal door with privacy lockset in hollow metal frame
112A		Exterior Door	7'-0"	3'-0"	D	W-5	HM	Match Door	E4	Insulated metal door with passage lockset in hollow metal frame
112B		Exterior Door	7'-0"	3'-0"	D	W-5	HM	Match Door	E4	Insulated metal door with passage lockset in hollow metal frame
112C		Drive-In Door	14'-0"	12'-0"	F	Factory Finish 'White'	-	-	-	Insulated, sectional overhead drive-in door with horizontal lift track
112D		Drive-In Door	14'-0"	12'-0"	F	Factory Finish 'White'	-	-	-	Insulated, sectional overhead drive-in door with horizontal lift track
200A	90 Minute	Colling Overhead Fire Door as Specified in 08 33 23	9'-0"	10'-0"	G	Factory Finish 'White'	-	-	-	90 minute rated colling overhead door
200C		Exterior Door	7'-0"	3'-0"	B	Interior W-4, Exterior EXT-4	HM	Match Door	E3	Insulated metal door with storeroom lockset and card reader in hollow metal frame with pry guard

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4035 Broadway
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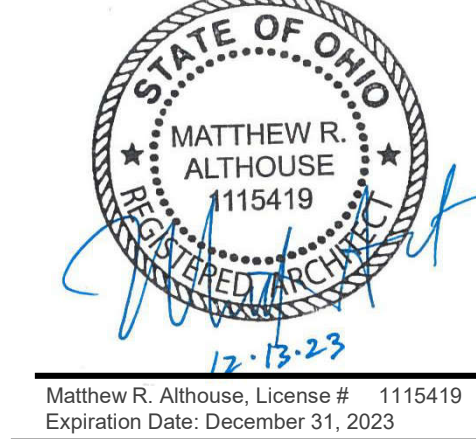
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MEP ENGINEER
Prater Engineering Associates, Inc.
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Dublin, OH 43016
Tel: (614) 766-4896

PROJECT STATUS

Bid/ Permit Set



Grove City Maintenance Building

3262 Ventura Blvd, Grove City, OH 43123

REVISIONS		
#	Description	Date
2	Revision 2	12/12/2023

INITIAL ISSUE DATE
10/11/2023
PROJECT NO.
1296.01

Door/ Window Schedules

A7

- GENERAL
- THESE NOTES ARE GENERAL REQUIREMENTS.
 - UNLESS SHOWN OR NOTED OTHERWISE ON THE CONTRACT DRAWINGS, THE FOLLOWING NOTES SHALL APPLY TO THE MATERIALS LISTED HEREINAFTER FOR USE ON THIS PROJECT.
 - IF MATERIALS, QUANTITIES, STRENGTHS OR SIZES INDICATED BY THE DRAWINGS ARE NOT IN AGREEMENT WITH THESE NOTES, THE CONTRACTOR SHALL CONTACT THE ARCHITECT/ENGINEER FOR CLARIFICATION.
 - TYPICAL DETAILS MAY NOT NECESSARILY BE CUT ON THE PLANS, BUT APPLY UNLESS NOTED OTHERWISE.
 - SHOP DRAWINGS PREPARED BY SUPPLIERS AND SUBCONTRACTORS SHALL BE REVIEWED AND APPROVED BY THE GENERAL CONTRACTOR PRIOR TO SUBMISSION TO THE ENGINEER/ARCHITECT.
 - SHOP DRAWINGS PREPARED BY THE CONTRACTORS, SUPPLIERS, ETC., WILL BE REVIEWED BY THE ENGINEER/ARCHITECT ONLY FOR CONFORMANCE WITH DESIGN CONCEPT. NO WORK AFFECTED BY THE SHOP DRAWINGS SHALL BE STARTED WITHOUT SUCH REVIEW.
 - THE GENERAL CONTRACTOR SHALL COORDINATE ALL REVISIONS, CORRECTIONS, AND COMMENTS INDICATED ON THE SHOP DRAWINGS BY THE ARCHITECT/ENGINEER.
 - ALL DIMENSIONS AND ELEVATIONS SHOWN ON THE STRUCTURAL DRAWINGS SHALL BE VERIFIED BY THE CONTRACTOR AND SHALL CONFORM TO THOSE SHOWN ON THE ARCHITECTURAL DRAWINGS.
 - THE STRUCTURAL CONTRACT DOCUMENTS DO NOT INDICATE THE METHOD OF CONSTRUCTION. THE CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK AND HE SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES. OBSERVATION VISITS TO THE SITE BY THE ENGINEER SHALL NOT INCLUDE INSPECTIONS OF THE PROTECTIVE MEASURES OR THE CONSTRUCTION PROCEDURES.
 - ANY SUPPORT SERVICES PERFORMED BY THE ENGINEER DURING CONSTRUCTION SHALL BE DISTINGUISHED FROM CONTINUOUS AND DETAIL INSPECTION SERVICES WHICH ARE FURNISHED BY OTHERS. THESE SUPPORT SERVICES PERFORMED BY THE ENGINEER ARE SOLELY FOR THE PURPOSE OF ASSISTING IN QUALITY CONTROL AND IN ACHIEVING CONFORMANCE WITH THE CONSTRUCTION DOCUMENTS. THEY DO NOT GUARANTEE CONTRACTORS PERFORMANCE AND SHALL NOT BE CONSTRUED AS SUPERVISION OF CONSTRUCTION.
 - ALL STRUCTURES ARE DESIGNED TO BE STABLE AND SELF-SUPPORTING AT THE COMPLETION OF CONSTRUCTION. IT IS THE CONTRACTORS SOLE RESPONSIBILITY TO DETERMINE THE ERECTION PROCEDURE AND SEQUENCE TO ENSURE THE STABILITY AND SAFETY OF THE STRUCTURE AND ITS COMPONENT PARTS, AND THE ADEQUACY OF TEMPORARY OR INCOMPLETE CONNECTIONS DURING CONSTRUCTION. THIS INCLUDES, BUT IS NOT LIMITED TO, THE ADDITION OF WHATEVER TEMPORARY BRACING, GUYS OR TIE-DOWNS THAT MAY BE NECESSARY. SUCH MATERIAL IS NOT INDICATED ON THE DRAWINGS AND, IF PROVIDED, SHALL BE REMOVED, AS CONDITIONS PERMIT AND REMAIN THE PROPERTY OF THE CONTRACTOR.
 - ALL MATERIALS AND EQUIPMENT FURNISHED WILL BE NEW AND OF GOOD QUALITY, FREE FROM FAULTS AND DEFECTS AND IN CONFORMANCE WITH THE CONTRACT DOCUMENTS. ALL SUBSTITUTIONS MUST BE PROPERLY APPROVED AND AUTHORIZED PRIOR TO INSTALLATION. THE CONTRACTOR SHALL FURNISH SATISFACTORY EVIDENCE AS TO THE KIND AND QUALITY OF MATERIALS AND EQUIPMENT BEING SUBSTITUTED.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR INITIATING, MAINTAINING AND SUPERVISING ALL SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK.
 - COORDINATE WITH THE ARCHITECTURAL DRAWINGS AND SPECIFICATIONS FOR MISCELLANEOUS STEEL ITEMS, LIFELINE, METAL PAN STAIRS, SIZE AND LOCATION OF FLOOR SLOPES, DEPRESSED AREAS, FINISH FILLS, CHAMFERS, GROOVES, RAILING SLEEVES, ROOF EDGES, INSERTS, ETC.
 - COORDINATE WITH CIVIL, MECHANICAL AND ELECTRICAL DRAWINGS FOR PIPE SLEEVES, FLOOR DRAINS, ROOF DRAINS, INSERTS, HANGERS, TRENCHES, PITS, WALLS AND SLAB OPENINGS, CONDUIT RUNS IN WALLS AND SLABS, SIZE AND LOCATION OF MACHINE OR EQUIPMENT SUPPORTS, BASE AND ANCHOR BOLTS, RAILING, ETC.
 - COORDINATE WITH SITE, ARCHITECTURAL, ELECTRICAL, MECHANICAL, AND CIVIL DRAWINGS FOR RETAINING WALLS, PADS, PAVEMENT AND OTHER SITE STRUCTURES.
 - EARTHWORK, FOUNDATION DRAINS, WATERPROOFING, PERIMETER INSULATION, MASONRY AND OTHER REQUIRED NON-STRUCTURAL ITEMS ARE NOT SHOWN ON THE STRUCTURAL DRAWINGS. COORDINATE WITH CIVIL/SITE AND ARCHITECTURAL DRAWINGS.

GOVERNING CODES AND SPECIFICATIONS			
IBC	-OHIO BUILDING CODE, 2017 EDITION		
ASCE 7	-MINIMUM DESIGN LOADS FOR BUILDINGS AND OTHER STRUCTURES, 2010 EDITION		
ACI 318	-BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE, 2014 EDITION		
ACI 301	-SPECIFICATIONS FOR STRUCTURAL CONCRETE, 2010 EDITION		
ACI 305R	-HOT WEATHER CONCRETING, 2010 EDITION		
ACI 308R	-COLD WEATHER CONCRETING, 2010 EDITION		
ACI SP-66	-ACI DETAILING MANUAL, 2004		
ACI 530	-BUILDING CODE REQUIREMENTS FOR MASONRY STRUCTURES, 2013 EDITION		
ACI 530.1	-SPECIFICATIONS FOR MASONRY STRUCTURES, 2013 EDITION		
ASCE 360	-STEEL CONSTRUCTION MANUAL, 14TH EDITION		
AWS D1.1	-STRUCTURAL WELDING CODE - SHEET STEEL, 2010 EDITION		
AWS D1.3	-STRUCTURAL WELDING CODE - SHEET STEEL, 2008 EDITION		
SJI	-STANDARD SPECIFICATION, LOAD TABLES, AND WEIGHT TABLES FOR STEEL JOIST AND JOIST GIRDERS, FORTY-THIRD EDITION		
SJI-FDM	-STEEL DECK INSITUATE FLOOR DECK DESIGN MANUAL, FIRST EDITION		

DESIGN LOADS			
1. LIVE LOADS: (REDUCIBLE PER GOVERNING CODE)	UNIFORM (PSF)	CONCENTRATED (LBS)	
a. FIRST FLOOR (SLAB ON GRADE)	100	2,000	
b. SECOND AND THIRD FLOOR			
c. TYPICAL AREAS UNDER	85	2,000	
d. STAIRS AND EXITS	100	300	
e. STORAGE - LIGHT	125	2,000	
2. SNOW LOADS:			
a. GROUND SNOW LOAD, P _g	25 PSF		
b. FLAT ROOF SNOW LOAD, P _f	17.5 PSF		
c. SNOW EXPOSURE FACTOR, C _e	1.0		
d. SNOW LOAD IMPORTANCE FACTOR, I _s	1.0		
e. THERMAL FACTOR, C _t	1.0		
3. WIND LOADS:			
a. ULTIMATE DESIGN WIND SPEED (3-SECOND GUST), MPH	115		
b. NOMINAL DESIGN WIND SPEED (3-SECOND GUST), MPH	90		
c. RISK CATEGORY	II		
d. WIND EXPOSURE	C		
e. DESIGN WIND PRESSURE FOR COMPONENTS AND CLADDING SHALL BE COMPUTED PER GOVERNING BUILDING CODE USING EXPOSURE	C (SEE DIAGRAM THIS SHEET)		
f. INTERNAL PRESSURE COEFFICIENT (ENCLOSED)	+/- 0.18		
4. EARTHQUAKE DESIGN DATA:			
a. OCCUPANCY RISK CATEGORY	II		
b. SEISMIC IMPORTANCE FACTOR, I _e	1.0		
c. MAPPED SPECTRAL RESPONSE ACCELERATIONS	S _s = 0.012 S ₁ = 0.063		
d. SITE CLASS	D		
e. DESIGN SPECTRAL RESPONSE ACCELERATIONS	S _s = 0.129 S ₁ = 0.1		
f. SEISMIC DESIGN CATEGORY	B		
g. BASIC SEISMIC REINFORCING SYSTEM	DETAILED FOR SEISMIC RESISTANCE		
h. DESIGN BASE SHEAR	V = 91 KIPS		
i. SEISMIC RESPONSE COEFFICIENT	C _s = 0.045		
j. RESPONSE MODIFICATION COEFFICIENT	R = 3		
k. ANALYSIS PROCEDURE USED	EQUIVALENT LATERAL FORCE		

- FOUNDATIONS
- FOUNDATION DESIGN IS BASED ON RECOMMENDATIONS IN THE GEOTECHNICAL REPORT NO 19-G-23574, PREPARED BY GEOTECHNICAL CONSULTANTS, INC. DATED MAY 12, 2020. CONTRACTOR SHALL REVIEW GEOTECHNICAL REPORT PRIOR TO CONSTRUCTION.
 - FOUNDATIONS ARE DESIGNED TO BEAR ON UNDISTURBED NATURAL SOILS OR PROPERLY COMPACTED ENGINEERED FILL WITH A NET ALLOWABLE BEARING CAPACITY OF 3,000 PSF. (SEE GEOTECHNICAL REPORT.)
 - TOPSOIL, FILL, AND/OR OTHER DELETERIOUS MATERIALS ENCOUNTERED DURING THE SITE PREPARATION MUST BE REMOVED AND REPLACED WITH SELECT ENGINEERED FILL COMPACTED TO 90% PER ASTM D1557 MEETING THE SPECIFIED DESIGN BEARING CAPACITY. (SEE GEOTECH REPORT FOR MORE INFORMATION.)
 - OWNER SHALL EMPLOY A SOIL TESTING LABORATORY APPROVED BY THE ENGINEER TO PERFORM TESTING SERVICES AS REQUIRED BY THE SPECIFICATIONS AND TO INSPECT ALL BEARING SURFACES OF SLABS AND FOUNDATIONS.
 - NOTIFY ENGINEER IF FOUNDATION CONDITIONS ENCOUNTERED DIFFER FROM SOILS EXPLORATION INFORMATION MADE AVAILABLE TO THE CONTRACTOR.
 - REMOVE ALL EXISTING PAVEMENT, STRUCTURES AND FOUNDATIONS, AND TOPSOIL, UNSUITABLE FILLS AND ORGANIC SOILS ENCOUNTERED WITHIN AND BELOW THE AREA TO BE OCCUPIED BY SLABS ON GRADE AND FOUNDATIONS. THESE MATERIALS SHALL NOT BE USED FOR FILL WITHIN OR ADJACENT TO THE BUILDING.
 - CHANGES IN ELEVATION OF WALL FOOTING SHALL BE MADE IN STEPS NOT MORE THAN 2'-0" HIGH AND AT LEAST 4'-0" APART, UNLESS DETAILED OTHERWISE. SEE TYPICAL FOOTING STEP DETAIL.
 - THE CONTRACTOR IS RESPONSIBLE FOR AND SHALL PROVIDE TEMPORARY SHORING, BRACING, UNDERPINNING, AND OTHER MEASURES NECESSARY TO INSURE STABILITY AND SAFETY DURING ERECTION AND CONSTRUCTION AND TO PREVENT MOVEMENT OF SOIL THAT COULD DAMAGE EXISTING STRUCTURES, PAVEMENT, UTILITIES, ETC.
 - AFTER EXCAVATING FOR SLABS ON GRADE, THE EXPOSED NATURAL SOIL SHALL BE THOROUGHLY COMPACTED PRIOR TO PLACING THE GRANULAR MATERIAL.
 - CENTER FOOTINGS UNDER COLUMNS OR WALLS UNLESS NOTED.
 - THE DIFFERENCE IN ELEVATION OF THE BACKFILL ON THE INSIDE AND OUTSIDE OF WALLS SHALL NOT EXCEED TWO FEET UNTIL THE FIRST FLOOR STRUCTURE SUPPORTING THE WALLS IS IN PLACE, UNLESS THE WALL IS BRACED TO PREVENT MOVEMENT.
 - UNLESS NOTED OTHERWISE ON THE CIVIL/SITE DRAWINGS, PROVIDE A MINIMUM 2% GRADE WITHIN 10 FEET OF THE PERIMETER OF THE FOUNDATION SYSTEM TO ALLOW SURFACE WATER TO DRAIN AWAY.
 - DO NOT PLACE FILL OR CONCRETE ON FROZEN GROUND.

- CAST-IN-PLACE CONCRETE AND REINFORCEMENT
- ALL CONCRETE WORK SHALL BE IN ACCORDANCE WITH ACI 318.
 - NORMAL WEIGHT CONCRETE SHALL HAVE THE FOLLOWING 28-DAY COMPRESSIVE STRENGTHS: PIERS, EXTERIOR SLABS-ON- GRADE 4,000 PSI WALLS, EXTERIOR SLABS ON GRADE 4,000 PSI w/AR FILL CONCRETE 1,500 PSI
 - USE 6% ± 1.5%, ENTRAINED AIR PER ASTM C260 FOR ALL CONCRETE EXPOSED TO WEATHER.
 - WATER CEMENT RATIO SHALL BE AS FOLLOWS: ALL INTERIOR SLABS-ON- GRADE 0.45 (MAX) CONCRETE WITH ENTRAINED AIR 0.45 (MAX) CONCRETE WITHOUT ENTRAINED AIR 0.48 (MAX)
 - ALL REINFORCING STEEL SHALL CONFORM TO ASTM A615 GRADE 60.
 - ALL WELDED WIRE REINFORCING SHALL CONFORM TO ASTM A1064 PROVIDED IN FLAT SHEETS.
 - ADMIXTURES SHALL CONTAIN NO MORE THAN 0.05% CHLORIDE IONS BY WEIGHT OF CEMENT WHEN TESTED IN ACCORDANCE WITH AASHTO T260.
 - CONTRACTOR SHALL KEEP A COPY OF FIELD REFERENCE MANUAL, STANDARD SPECIFICATIONS FOR STRUCTURAL CONCRETE ACI 301 WITH SELECTED ACI REFERENCES" (ACI PUBLICATION SP-19) AT THE PROJECT FIELD OFFICE.
 - ALL REINFORCING DETAILS SHALL CONFORM TO "DETAILS AND DETAILING OF CONCRETE REINFORCEMENT" ACI 315, UNLESS DETAILED OTHERWISE ON THE STRUCTURAL DRAWINGS.
 - SUBMIT FOR APPROVAL CONCRETE MIX DESIGN AND CERTIFICATION OF CONFORMITY OF CONCRETE MATERIALS.
 - THE OWNER SHALL EMPLOY A TESTING LABORATORY APPROVED BY THE ENGINEER/ARCHITECT TO PERFORM THE TESTING SPECIFIED IN PARAGRAPH 1.14 OF ACI 301. THE TESTING LABORATORY SHALL MEET THE REQUIREMENTS OF ASTM E203. TESTING SHALL BE MADE BY AN ACI CONCRETE FIELD TESTING TECHNICIAN GRADE 1 OR APPROVED EQUIVALENT. A TECHNICIAN GRADE 1 SHALL BE PRESENT DURING ALL CONCRETE PLACEMENT.
 - SUBMIT SHOP DRAWINGS FOR REVIEW. THESE DRAWINGS SHALL SHOW ALL CONCRETE MEMBER DIMENSIONS AND DOVELLS FOR MASONRY WALLS.
 - PROVIDE DOWNELS FROM FOUNDATIONS TO MATCH PIER AND WALL VERTICAL REINFORCING. WHERE SHOWN, PROVIDE DOVELLS OUT OF WALLS TO MATCH SLAB REINFORCING.
 - PROVIDE CLASS "B" TENSION LAP SPlice OR FULL MECHANICAL SPlice (ACI 318, SECT. 12.14.3) FOR ALL VERTICAL STEEL IN WALLS AND SLABS. SEE LAP SCHEDULE ON SHEET 50.1 FOR LAP LENGTHS, U.N.O.
 - PROVIDE ADEQUATE BOLSTERS, HI-CHAIRS, SUPPORT BARS, ETC., TO MAINTAIN SPECIFIED CLEARANCES FOR THE ENTIRE LENGTH OF ALL REINFORCING BARS.
 - ALL SLABS, WALLS AND PIERS SHALL BE POURED MONOLITHICALLY, EXCEPT FOR THE REQUIRED CONSTRUCTION JOINTS.
 - PROVIDE PERIMETER INSULATION AGAINST EXTERIOR FOUNDATION WALLS AND UNDER THE SLAB ADJACENT TO THE EXTERIOR OF THE BUILDING AS SHOWN ON THE ARCHITECTURAL DRAWINGS.
 - PROVIDE 3/4-INCH CHAMFER ON ALL EXPOSED CORNERS OF SLABS, PIERS AND WALLS UNLESS OTHERWISE INDICATED ON THE ARCHITECTURAL DRAWINGS. MINIMUM CLEARANCES FOR REINFORCING STEEL SHALL BE MAINTAINED.
 - CURE ALL CONCRETE FOR A MINIMUM 7-DAYS, APPLY CURING COMPOUND AT THE MAXIMUM COVERAGE RATE OF 300 SQUARE FEET PER GALLON, USE PRODUCT IN STRICT ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS. SEE SPECIFICATIONS.
 - WATERSTOP FOR CONSTRUCTION JOINTS SHALL BE PVC SERRATED TYPE WITHOUT CENTER BULL, NOT LESS THAN 6" WIDTH AND 3/8" THICK, SELF-EXPANDING BUTYL STRIPS 3/4" BY 1", SELF-EXPANDING RUBBER STRIPS 3/8" BY 3/4".
 - ALL WATERSTOPS SHALL BE PROPERLY SUPPORTED AND WIRED TO REINFORCINGS TO REMAIN STRAIGHT AND TRUE. HEAT SPlice ALL JOINTS PER MANUFACTURER'S RECOMMENDATIONS.
 - ALL CONSTRUCTION JOINTS SHALL BE KEVED. PROVIDE KEYWAYS AT MEMBER CENTERLINE WITH A DEPTH OF 1-1/2 INCH AND HEIGHT EQUAL TO ONE-THIRD OF THE MEMBER'S DEPTH/THICKNESS.
 - CONTRACTOR SHALL SUBMIT PROPOSED LOCATIONS OF CONSTRUCTION JOINTS NOT INDICATED ON THE DRAWINGS FOR REVIEW BY THE ENGINEER/ARCHITECT.
 - ALL ALUMINUM IN CONTACT WITH CONCRETE OR DISSIMILAR METALS SHALL BE COATED WITH GRAY EPOXY PRIMER, APPROVED BY THE ENGINEER.
 - FORMWORK, FOR ALL CONCRETE THAT WILL BE EXPOSED IN THE COMPLETED STRUCTURE, SHALL BE CONSTRUCTED FROM A METAL OR SUITABLE SURFACE PLYWOOD THAT WILL PRODUCE AN ACCEPTABLY SMOOTH SURFACE.
 - PITCH CONCRETE SLABS TO FLOOR DRAINS SHOWN ON MECHANICAL OR ARCHITECTURAL DRAWINGS.
 - CONCRETE PROTECTION (CLEAR COVER) FOR REINFORCEMENT BARS SHALL BE AS FOLLOWS UNLESS NOTED OTHERWISE:
 - FOOTINGS:
 - 3 INCHES, BOTTOM AND UNFORMED EDGES
 - 2 INCHES, FORMED EDGES
 - 2 INCHES, EXPOSED TO EARTH, WATER OR WEATHER
 - 2 INCHES, BOTTOM, ON CONCRETE MUDMAT
 - SLABS, WALLS:
 - 2 INCHES TO REINFORCEMENT
 - PIERS:
 - 1-1/2 INCH TO TIES
 - 2 INCH FOR VERTICAL REINFORCEMENT
 - LAP SPlice WELDED WIRE FABRIC ONE SPACE PLUS 2 INCHES AT EDGES AND ENDS AND PROVIDE ADDITIONAL REINFORCING WHERE SHOWN ON DRAWINGS. PLACE MESH 2 INCHES FROM TOP OF SLAB FOR SLABS ON GROUND AND 1 INCH FROM TOP OF SUPPORTED SLABS UNLESS NOTED OTHERWISE.
 - ALL HOOKS SHALL BE ACI STANDARD HOOKS UNLESS DIMENSIONED OTHERWISE.

- CONCRETE MASONRY
- MASONRY IS SUPPORTED IN THE COMPLETED CONSTRUCTION. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR SUPPORTING THE MASONRY DURING CONSTRUCTION IN CONFORMANCE WITH LOCAL, STATE AND NATIONAL LAWS AND AS REQUIRED.
 - MASONRY CONSTRUCTION AND MATERIAL SHALL CONFORM TO ALL REQUIREMENTS OF "SPECIFICATIONS FOR MASONRY STRUCTURES" (ACI 530.1/ASCE 6) EXCEPT AS MODIFIED BELOW. A COPY OF ACI 530.1/ASCE 6 SHALL BE ON THE JOB SITE AT ALL TIMES THAT MASONRY WORK IS BEING PERFORMED.
 - SUBMIT FOR REVIEW, PRIOR TO CONSTRUCTION, SHOP DRAWINGS SHOWING A PLAN AND ELEVATION VIEW OF ALL CMU WALL AND A PLAN THAT SHOWS ALL DOVELLS REQUIRED FOR VERTICAL CMU REINFORCING THAT EXTEND OUT OF CONCRETE. SHOW WALL THICKNESS, AND DIMENSION WALL LENGTH AND LOCATION. SHOWING TOP ELEVATIONS OF WALLS, BOND BEAMS AND GROUT POURED. SHOW LOCATION OF CONTROL JOINT LOCATIONS. SOLID UNITS, CELLS TO BE GROUT FILLED, OPENING, LINTEL, JOINT REINFORCEMENT, REINFORCING BAR AND EMBEDMENT.
 - SUBMIT FOR REVIEW, PRIOR TO CONSTRUCTION, DOCUMENTATION FOR THE BLOCK, MORTAR, GROUT, ADMIXTURES, REINFORCING, BAR POSITIONER AND OTHER ACCESSORIES PROPOSED FOR USE. SUBMIT A WRITTEN DESCRIPTION OF THE METHOD OF REINFORCEMENT AND GROUT, AND OF GROUT CONSOLIDATION.
 - CONCRETE MASONRY UNITS SHALL CONFORM TO ASTM C90, NORMAL WEIGHT.
 - CONCRETE MASONRY UNITS WHICH CONTAIN VERTICAL REINFORCEMENT SHALL BE TWO CORE UNITS AND WITH CORES AND WEBS VERTICALLY ALIGNED.
 - MORTAR FOR CONCRETE MASONRY UNITS SHALL BE NON-AIR ENTRAINED PORTLAND CEMENT-LIME CONFORMING TO ASTM C270, TYPE S. CEMENT IN MORTAR SHALL BE LOW-ALKALI AND NON-STAINING. TYPE N MORTAR AND MASONRY CEMENT SHALL NOT BE USED FOR CMU CONSTRUCTION.
 - ADMIXTURES SHALL NOT BE USED IN THE MORTAR OR GROUT. ANTIFREEZE AND CALCIUM CHLORIDE SHALL NOT BE USED.
 - MINIMUM NET AREA COMPRESSIVE STRENGTH OF CONCRETE MASONRY UNITS SHALL BE: STANDARD BLOCK = 1,900 PSI (F_m = 1,500 PSI)
 - COARSE GROUT SHALL CONFORM TO ASTM C476 WITH A MAXIMUM AGGREGATE SIZE OF 3/8" AND A MINIMUM COMPRESSIVE STRENGTH OF 2000 PSI.
 - ALL CONCRETE BLOCK WALLS SHALL BE REINFORCED VERTICALLY WITH 1 #4 BAR AT 32 INCHES ON CENTER, UNLESS NOTED OTHERWISE.
 - PROVIDE 1#4 VERTICAL BAR IN FIRST CORE AT EACH CORNER, END OF WALL, AND ADJACENT TO OPENINGS AND CONTROL JOINTS.
 - VERTICAL REINFORCEMENT SHALL EXTEND THROUGH BOND BEAMS AND TO WITHIN 2 INCHES OF THE TOP OF WALLS.
 - REINFORCING STEEL SPICES SHALL BE LAPPED A MINIMUM OF 48 BAR DIAMETERS BUT NO LESS THAN 12 INCHES, UNLESS NOTED OTHERWISE.
 - ANCHORAGE OF REINFORCING STEEL INTO CONCRETE SHALL BE: 36 BAR DIAMETERS BUT NO LESS THAN 12 INCHES, UNLESS NOTED OTHERWISE.
 - HORIZONTAL JOINT REINFORCING SHALL BE, UNLESS SHOWN OTHERWISE, STANDARD 9 GAGE, LADDER TYPE CONFORMING TO ASTM A661, SPACED VERTICALLY AT 8-INCH ON CENTERS ABOVE AND BELOW OPENINGS FOR THREE CONSECUTIVE CORNERS AND AT 16 INCHES ON CENTERS ELSEWHERE. EXTEND REINFORCING 2 FEET BEYOND EACH SIDE OF OPENINGS BUT DO NOT EXTEND THROUGH CONTROL JOINTS. PROVIDE FACTORY FABRICATED "T" AND "L" SHAPED PIECES AT INTERSECTIONS AND CORNERS.
 - JOINT REINFORCEMENT SHALL BE SPICED BY LAPPING THE LONGITUDINAL WIRES AT LEAST 12 INCHES. THE CROSS-WIRES WITHIN THE LAP SHALL BE REMOVED SO THAT THE LONGITUDINAL WIRES ARE SIDE BY SIDE. ALTERNATELY WHERE JOINT REINFORCING IS NOT REQUIRED IN BETWEEN EACH COURSE, SPICES MAY BE MADE BY BUTTING THE ADJACENT SECTIONS OF JOINT REINFORCING AND CENTERING A 48 INCH LENGTH OF JOINT REINFORCING IN THE BED JOINT IMMEDIATELY ABOVE OR BELOW THE BUTT JOINT. SPICE WITH "T" AND "L" SHAPED PIECES AT INTERSECTIONS AND CORNERS.
 - UNITELS SHALL BE PROVIDED OVER ALL OPENINGS AND OVER RECESSES WIDER THAN 12 INCHES IN ACCORDANCE WITH THE ACCOMPANYING UNTEL SCHEDULE, UNLESS NOTED OTHERWISE ON DRAWINGS.
 - FOR LIFELINE ENDING AT A CONTROL JOINT, PROVIDE 15 POUND FELT BOND BREAKER UNDER UNTEL BEARING AND A HORIZONTAL DUMMY CONTROL JOINT ON EXPOSED FACES. NO MORTAR OR GROUT SHALL BE IN THE HEAD JOINT OF DUMMY CONTROL JOINTS OPPOSITE THE BLOCK SHELL. PROVIDE A POSITIVE MEANS OF PREVENTING GROUT FROM ENTERING DUMMY JOINT OPPOSITE THE BLOCK SHELL. DUMMY JOINT SHALL BE CAULKED AND MATCH COLOR OF MORTAR.

- BOND BEAMS SHALL BE PROVIDED IN EACH WALL AT EACH FLOOR LEVEL, ROOF LEVEL, AND AT TOP OF WALL. FILL BOND BEAMS WITH GROUT. REINFORCE BOND BEAMS WITH 2 #4 UNLESS NOTED OTHERWISE. PROVIDE CORNER BARS WITH 2 #4 LEGS AND BAR SUPPORTS TO OBTAIN THE REQUIRED CLEARANCE.
- BOND BEAM REINFORCEMENT AND GROUT AT WALL CONTROL JOINTS SHALL BE CONTINUOUS. PROVIDE A DUMMY CONTROL JOINT IN BOTH FACES OF BOND BEAM ALIGNED WITH WALL CONTROL JOINTS. THE BLOCK FACE SHELLS AT DUMMY CONTROL JOINTS SHALL BE FREE OF MORTAR AND GROUT. THE DUMMY CONTROL JOINT IN EXPOSED FACES SHALL HAVE BACKING ROD AND CAULK SEAL AS REQUIRED FOR THE CONTROL JOINT.
- VERTICAL CONTROL JOINTS IN CONCRETE MASONRY WALLS (OTHER THAN BASEMENT WALLS) SHALL BE PROVIDED WHERE SHOWN ON THE PLANS AND AS GIVEN BELOW:
 - AT 20 FEET OR LESS ON CENTERS BUT NOT MORE THAN 1 1/2 TIMES THE WALL HEIGHT
 - AT A DISTANCE NOT OVER ONE-HALF THE ABOVE SPACING FROM BONDED INTERSECTIONS OR CORNERS.
 - AT ONE END OF A LINTEL FOR WALL OPENINGS SIX FEET OR LESS IN WIDTH
 - AT BOTH ENDS OF LIFELINE FOR OPENINGS MORE THAN SIX FEET WIDE
 - ALL ABRUPT CHANGES IN WALL HEIGHT.
 - AT ALL CHANGES IN WALL THICKNESS, SUCH AS THOSE AT PIPE AND DUCT CHASES AND THOSE ADJACENT TO COLUMNS OR PLASTERS
 - ABOVE JOINTS IN FOUNDATIONS AND FLOORS.
 - BELOW JOINTS IN FLOORS THAT BEAR IN THE WALL.
- CONTROL JOINTS SHALL NOT OCCUR AT WALL CORNERS, INTERSECTIONS, ENDS, WITHIN 2'-0" OF CONCENTRATED POINTS OF BEARING, OR JAMES OVER OPENINGS UNLESS SPECIFICALLY SHOWN ON THE STRUCTURAL DRAWINGS.
- ALL MASONRY BEARING GROUT SHALL BE GROUTED SOLID.
- MECHANICALLY VIBRATE GROUT IN VERTICAL SPACES IMMEDIATELY AFTER POURING AND AGAIN MINUTES LATER.
- PROVIDE CLEANOUTS IF GROUT LIFT EXCEEDS 4'-0" IN BLOCK WALLS. MAXIMUM GROUT LIFT SHALL BE 8'-0".

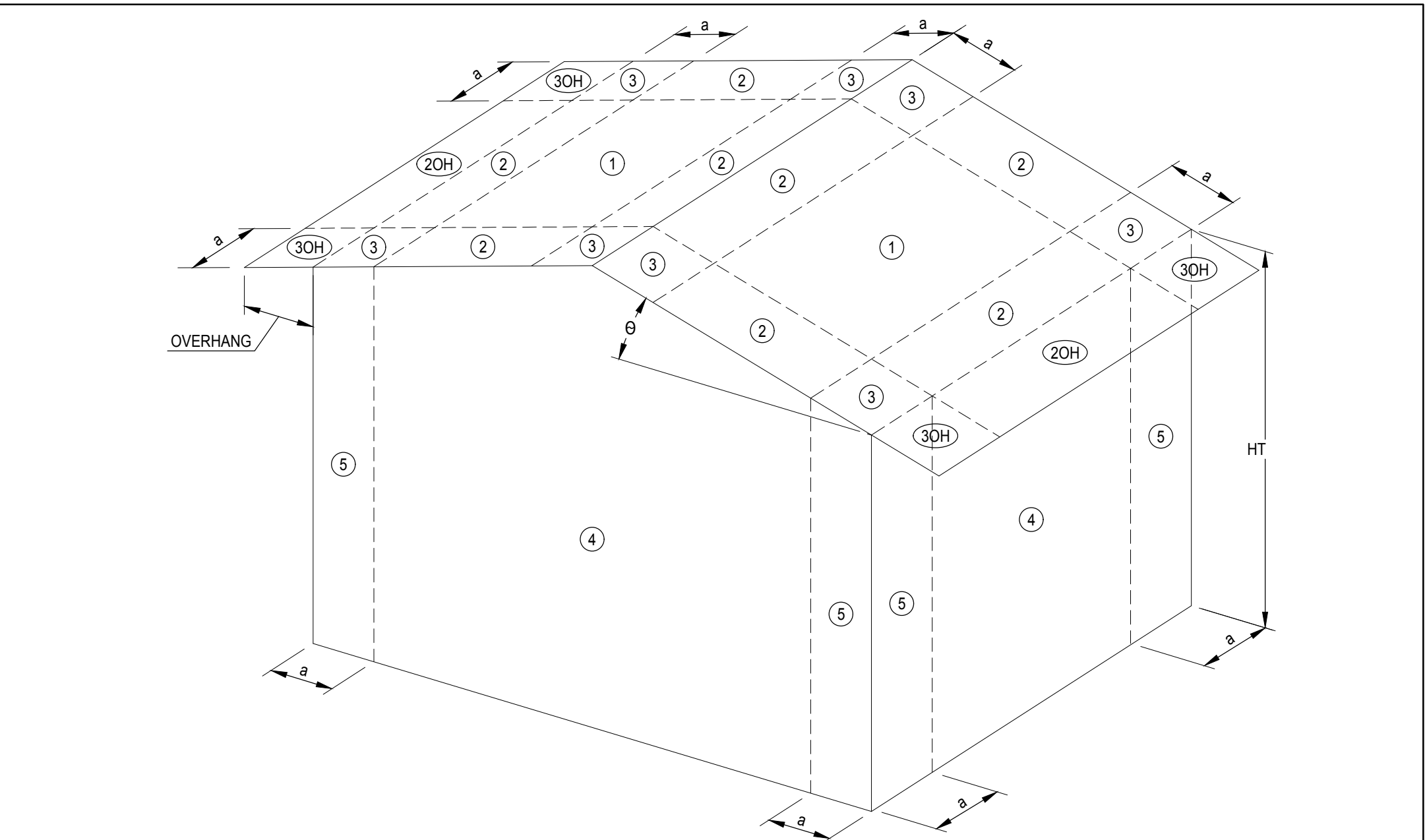
- STRUCTURAL STEEL
- STEEL SHALL BE FABRICATED BY A FABRICATOR HAVING AN AISC QUALITY CERTIFICATION CATEGORY: "STANDARD FOR STEEL BUILDING STRUCTURES (STD)".
 - STRUCTURAL STEEL WORK SHALL CONFORM TO THE "STEEL CONSTRUCTION MANUAL, AISC 360."
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN OF MEMBERS AND CONNECTIONS FOR ANY PORTION OF THE STRUCTURE NOT INDICATED ON THE PLANS. ALL SPECIAL CONDITIONS AND CONNECTIONS SHALL BE CAREFULLY AND COMPLETELY DETAILED AND SUBMITTED FOR APPROVAL.
 - CONTRACTOR SHALL VERIFY THE EXACT LOCATION AND SIZE OF ALL OPENINGS FOR MECHANICAL EQUIPMENT WITH THE MECHANICAL CONTRACTOR PRIOR TO FABRICATION OF MATERIALS.
 - ANY STEEL SHOWN ON DRAWINGS FOR SUPPORTING OR CONNECTING MECHANICAL, ELECTRICAL, OR PLUMBING EQUIPMENT IS FOR BID PURPOSES ONLY. CONTRACTOR SHALL COORDINATE EXACT SIZE AND LOCATION PRIOR TO PROCEEDING WITH CONSTRUCTION.
 - UNLESS SHOWN ON STRUCTURAL DRAWINGS, CONTRACTOR SHALL NOT CUT ANY HOLES IN STRUCTURAL STEEL MEMBERS WITHOUT WRITTEN PERMISSION FROM THE STRUCTURAL ENGINEER.
 - ALL STEEL BEAMS SHALL BE FABRICATED AND ERECTED WITH THE NATURAL CAMBER (WITHIN THE MILL TOLERANCE) LOCATED ABOVE THE HORIZONTAL CENTERLINE BETWEEN THE END CONNECTIONS.
 - THE STEEL FRAME AS DESIGNED IS A NON-Self SUPPORTING STEEL FRAME. CONTRACTOR SHALL COORDINATE THE ERECTION WITH THE INSTALLATION OF OTHER BUILDING ELEMENTS REQUIRED FOR THE STRUCTURES STABILITY. THESE ELEMENTS INCLUDE, BUT ARE NOT LIMITED TO, SLABS, METAL DECK AND MASONRY WALLS.
 - STEEL SHALL CONFORM TO THE FOLLOWING UNLESS OTHERWISE NOTED:
 - W-SHAPES: ASTM A992
 - ANGLES, PLATES, ROOF, ETC.: ASTM A36
 - CHANNELS: ASTM A36
 - PIPES: ASTM A53, GRADE B
 - STRUCTURAL TUBING:
 - ROUND - ASTM A500, GRADE B, 42 KSI
 - SQUARE & RECTANGULAR: ASTM A500, GRADE B, 46 KSI
 - ANCHOR RODS: ASTM F1554, GRADE 36
 - SHEAR STUD CONNECTORS: ASTM A108
 - WELDED CONNECTIONS SHALL CONFORM TO THE REQUIREMENTS OF THE AMERICAN WELDING SOCIETY, AWS D1.1, WELDING ELECTRODE MANUAL SHALL BE E70XX.
 - WELDING OF SHEAR STUD CONNECTORS SHALL CONFORM TO AWS D1.1 SECTION 7.
 - ALL WELDED CONNECTIONS SHALL BE DESIGNED TO BE FULLY EQUIVALENT IN STRENGTH TO BOLTED CONNECTIONS FOR THE SAME SIZE BEAM.
 - MINIMUM WELDS, WHERE NOT SHOWN ON DRAWINGS, SHALL BE 3/16 INCH FILLET WELD, ALL AROUND.
 - IN GENERAL, IT IS THE INTENT OF THESE PLANS THAT ALL SHOP CONNECTIONS BE WELDED OR BOLTED AND ALL FIELD CONNECTIONS BE BOLTED EXCEPT WHERE NOTED OTHERWISE.
 - ALL CONNECTIONS SHALL BE MADE WITH 3/4-INCH ASTM A325 BOLTS TIGHTENED TO SNUG-TIGHT CONDITION UNLESS OTHERWISE NOTED.
 - ALL CONNECTIONS NOT DETAILED ON THE DRAWINGS SHALL BE DESIGNED AND DETAILED BY THE FABRICATOR UTILIZING THE REQUIREMENTS IN AISC 360, AND THE CONTRACT DOCUMENTS. THE FABRICATOR SHALL USE ALLOWABLE STRESS DESIGN METHODOLOGY TO COMPLETE ALL CONNECTION DESIGNS INCLUDING THE FOLLOWING GUIDELINES:
 - DETAIL ALL BOLTED CONNECTIONS AS BEARING TYPE CONNECTIONS WITH THREADS IN THE SHEAR PLANE, EXCEPT THE FOLLOWING CONNECTIONS, WHICH SHALL BE DESIGNED AS SLIP-CRITICAL CONNECTIONS:
 - ALL CONNECTIONS IN DIRECT TENSION.
 - THE WEB SHEAR CONNECTION OF ALL MOMENT CONNECTIONS.
 - ALL BEAM OR GIRDER CONNECTIONS USING OVERSIZED HOLES OR LONG SLOTS.
 - ANY CONNECTION NOTED ON THE CONTRACT DRAWINGS AS SLIP-CRITICAL CONNECTION.
 - NON-COMPOSITE BEAM CONNECTIONS SHALL BE DESIGNED TO DEVELOP 55% OF THE LOAD CAPACITY OF THE MEMBER AS TABULATED IN BEAM TABLE 3-8, PART 1 OF THE AISC "MANUAL OF STEEL CONSTRUCTION", UNLESS THE REACTION IS SHOWN ON THE DRAWINGS.
 - IN NO CASE SHALL THE MINIMUM NUMBER OF ROWS OF BOLTS FOR THE GIVEN BEAM SIZE BE LESS THAN THAT WHICH IS SHOWN IN TABLE 10-1, PART 10, OF THE AISC "MANUAL OF STEEL CONSTRUCTION".
 - ALL STEEL AND CORRESPONDING CONNECTIONS EXPOSED TO WEATHER SHALL BE HOT-DIP GALVANIZED IN ACCORDANCE WITH ASTM A123 AND A153, RESPECTIVELY.
 - ALL STEEL, AND ANCHOR RODS THAT WILL BE GALVANIZED, ENCASED IN CONCRETE SHALL NOT BE PAINTED.
 - PROVIDE 3/8-INCH DIAMETER WEEP HOLES AT BASE OF HSS AND PIPE COLUMNS AND IN BOTTOM OF CAPPED HSS BEAMS.
 - PROVIDE 1/4" MIN CLOSURE PLATES TO ALL HOLLOW STRUCTURAL SECTIONS WITH A 1/4" FILLET WELD ALL AROUND.
 - SET COLUMN BASE PLATES UPON NON-METALLIC, SHRINK RESISTANT GROUT CONFORMING TO ASTM C1107.
 - PROVIDE HARDENED STEEL WASHERS CONFORMING TO ASTM F438 AND HEAVY HEX NUTS ON ANCHOR RODS.
 - STEEL THAT EXTENDS BELOW GRADE SHALL BE ENCASED IN CONCRETE WITH A MINIMUM OF 3-INCHES OF CLEAR COVER.
 - CONNECTIONS FOR BRACING SHALL DEVELOP THE TENSILE CAPACITY OF THE BRACING MEMBER.

- STEEL JOISTS
- ALL STEEL JOISTS, INCLUDING ANCHORAGE AND BRACING, SHALL BE FABRICATED AND ERECTED IN ACCORDANCE WITH THE STEEL JOIST INSTITUTE "STANDARD SPECIFICATIONS, LOAD TABLES AND WEIGHT TABLES FOR STEEL JOISTS AND JOIST GIRDERS".
 - JOIST SIZES INDICATED ON THE PLANS ARE THE MINIMUMS. JOIST LOADS SHOWN ON THE PLANS ARE SUPERIMPOSED AND DO NOT INCLUDE SELF-WEIGHT.
 - JOIST MANUFACTURER SHALL DESIGN AND SUBMIT CALCULATIONS BY A REGISTERED ENGINEER FOR ALL SPECIALTY JOISTS, EXCEPT PARALLEL CHORD JOISTS WITH UNIFORM LOADS AND CONTINUOUSLY SUPPORTED COMPRESSION CHORDS PER SJI STANDARD LOAD TABLES.
 - ALL JOIST CALCULATIONS SHALL INCLUDE DEFLECTION AND CAMBER REQUIREMENTS. LIVE LOAD DEFLECTIONS SHALL BE LIMITED TO SPAN/360 AND TOTAL LOAD SHALL BE LIMITED TO SPAN/240.
 - ALL JOISTS SHALL BE CAMBERED FOR THE DESIGN DEAD LOADS.
 - JOIST TOP CHORD AND BOTTOM CHORD EXTENSIONS SHALL BE PROVIDED WHERE INDICATED ON ARCHITECTURAL OR STRUCTURAL DRAWINGS.
 - CAMBER OF JOIST ADJACENT TO BEAMS AND WALLS TO WHICH THE METAL DECK IS TO BE ATTACHED SHALL BE SUCH THAT THE METAL DECK CAN BE ATTACHED TO THE WALL OR BEAM WITHOUT DAMAGING THE METAL DECK. COORDINATE JOIST CAMBER WITH BEAM CAMBER.
 - K-SERIES JOISTS SHALL BE WELDED TO SUPPORTING STEEL WITH TWO 1/8 INCH FILLET WELDS 1 INCH LONG, MINIMUM, UNLESS NOTED OTHERWISE ON PLAN.
 - LH & DH-SERIES JOISTS SHALL BE WELDED TO SUPPORTING STEEL WITH TWO 1/4 INCH FILLET WELDS 2 INCH LONG, MINIMUM, UNLESS NOTED OTHERWISE ON PLAN.
 - JOIST BRIDGING (SPACING, TYPE, SIZE AND INSTALLATION) SHALL BE AS SPECIFIED IN THE SJI SPECIFICATIONS AND SHALL BE THE RESPONSIBILITY OF THE JOIST MANUFACTURER. BRIDGING HAS BEEN SHOWN SCHEMATICALLY ON THE PLANS.
 - ENDS OF ALL BRIDGING LINES TERMINATING AT WALLS OR BEAMS SHALL BE ANCHORED TO WALLS PER TYPICAL DETAILS.
 - FIELD DRILLING OR BURNING HOLES IN JOIST MEMBERS IS NOT PERMITTED.
 - MANUFACTURER SHALL ADD ADDITIONAL WEB MEMBERS AS REQUIRED AND ADJUST CHORD AND WEB SIZES ACCORDINGLY.
 - THE JOISTS AND THE ERECTION OF THE JOISTS SHALL CONFORM TO THE REQUIREMENTS OF OSHA.
 - IF POSSIBLE, HANGERS SUPPORTING MECHANICAL EQUIPMENT, ETC. SHALL BE LOCATED AT THE JOIST PANEL POINTS. IF HANGERS ARE LOCATED BETWEEN JOIST PANEL POINTS, PROVIDE JOIST STIFFENERS AS INDICATED IN TYPICAL DETAILS. ALL HANGERS TO BE HUNG OFF BOTTOM CHORD CENTERLINE.
 - PROVIDE HEADERS SIZED FOR THE REACTION OF JOIST BEARING ON THE HEADER PLUS WEIGHT OF WALL BEARING ON HEADER.
 - JOIST MANUFACTURER SHALL ALIGN WEB MEMBERS OF ADJACENT JOISTS WITH THE SAME DEPTH TO PERMIT MECHANICAL, ELECTRICAL, AND PLUMBING APPURTENANCES TO PASS THROUGH THE JOIST.

- METAL DECK
- DESIGN, FABRICATION AND INSTALLATION OF STEEL DECK UNITS SHALL CONFORM TO THE STEEL DECK INSTITUTE "DESIGN MANUAL FOR COMPOSITE DECKS, FORM DECKS AND ROOF DECKS AND AISI NAS, AISI S210.
 - FLOOR DECK: (WHERE NOTED ON PLAN)
 - 1 INCH DEEP GALVANIZED FORM DECK
 - 26 GAUGE: $\frac{L_{min}}{S_{min}} = 0.040 \text{ IN}^4$
 $\frac{L_{max}}{S_{min}} = 0.067 \text{ IN}^4$
 $\frac{L_{max}}{S_{min}} = 0.071 \text{ IN}^4$
 - STEEL DECKING SHALL BE ATTACHED TO SUPPORTING STRUCTURAL FRAMING AS INDICATED IN TYPICAL DECK ATTACHMENT DETAIL. ATTACHMENT SHALL BE PERFORMED IN ACCORDANCE WITH THE MORE STRINGENT REQUIREMENTS FROM BOTH SJI OR THE DECK MANUFACTURER'S SPECIFICATIONS.
 - STEEL DECK SHALL BE CONTINUOUS OVER THREE SPANS. USE HEAVIER GAGE DECK WHEN DECK IS NOT CONTINUOUS OVER THREE SPANS TO PROVIDE SIMILAR ALLOWABLE LOAD CAPACITIES.
 - DUE ALLOWANCE SHALL BE MADE FOR DEFLECTION OF UNSHORED SLABS. NO ADDITIONAL PAYMENTS WILL BE MADE FOR EXTRA CONCRETE USED TO FINISH SURFACES TO REQUIRED ELEVATIONS.
 - DECK REINFORCEMENT SHALL BE PROVIDED AT OPENINGS IN THE METAL DECK. SEE TYPICAL DECK REINFORCEMENT DETAIL.
 - CONTRACTOR SHALL PROVIDE STANDARD POUR-STOPS AND CLOSURES IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS, UNLESS NOTED OTHERWISE.
 - PROVIDE ANGULAR SUPPORTS FOR METAL DECK AT COLUMNS PER TYPICAL DETAILS.

- PRE-ENGINEERED METAL BUILDING DESIGNS
- PRE-ENGINEERED METAL BUILDING MANUFACTURER SHALL BE AN AISC ACCREDITED MANUFACTURER AND MEETING THE REQUIREMENTS OF AISC ACCREDITATION CRITERIA AC472.
 - PRE-ENGINEERED BUILDING MANUFACTURER SHALL BE RESPONSIBLE FOR THE ENTIRE DESIGN OF THE STEEL SUPERSTRUCTURE INCLUDING, BUT NOT LIMITED TO, PRIMARY AND SECONDARY STRUCTURAL MEMBERS, METAL ROOF AND WALL PANELS, LATERAL BRACING SYSTEM, AND APPLICABLE ACCESSORIES.
 - THE ENTIRE METAL BUILDING SYSTEM, INCLUDING APPLICABLE ACCESSORIES, AND METAL ROOF AND WALL PANELS, SHALL BE DESIGNED TO SUPPORT SELF-WEIGHT PLUS SUPERIMPOSED LOADS, THERMALLY INDUCED MOVEMENTS, AND EXPOSURE TO WEATHER WITHOUT FAILURE OR INFILTRATION OF WATER INTO THE STRUCTURE. THE LOADING SHALL BE APPLIED TO THE STRUCTURE PRODUCING THE MOST SEVERE CONDITION IN ACCORDANCE WITH THE GOVERNING BUILDING CODE, WIND PRESSURES FOR ENCLOSED, AND PARTIALLY ENCLOSED BUILDING AREAS PER THE GOVERNING BUILDING CODE SHALL BE CONSIDERED. SUPERIMPOSED LOADS INCLUDE, BUT ARE NOT LIMITED TO, DEAD, LIVE, WIND, OR SEISMIC LOADING.
 - CONTRACTOR SHALL SUBMIT DESIGN CALCULATIONS AND SHOP DRAWINGS FOR REVIEW PRIOR TO MANUFACTURING. CALCULATIONS AND SHOP DRAWINGS SHALL BE SEALED BY REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF THE PROJECT. SHOP DRAWINGS SHALL SHOW ALL INFORMATION INCLUDING, BUT NOT LIMITED TO, DIMENSIONS, MEMBER SIZES AND PROPERTIES, FRAMING PLANS, SECTIONS AND ALL PERTINENT DETAILS.
 - SHOP DRAWINGS PREPARED BY SUPPLIERS AND SUBCONTRACTORS SHALL BE REVIEWED AND APPROVED BY THE GENERAL CONTRACTOR PRIOR TO SUBMISSION TO THE ENGINEER/ARCHITECT.
 - STEEL PURIN TYPE, SIZE AND SPACING SHALL BE THE OPTION OF THE PRE-ENGINEERED METAL BUILDING MANUFACTURER WITH APPROVAL FROM THE ARCHITECT.
 - PRE-ENGINEERED BUILDING MANUFACTURER SHALL DESIGN AND SUPPLY ALL REQUIRED SUB-FRAMING FOR OPENINGS, INCLUDING FRAMING TO SUPPORT THE WEIGHT OF MECHANICAL EQUIPMENT.
 - PRE-ENGINEERED MANUFACTURER SHALL DESIGN STRUCTURE TO MEET OR EXCEED VERTICAL AND HORIZONTAL CLEAR DIMENSIONS AS INDICATED ON ARCHITECTURAL/STRUCTURAL PLANS.

- POST-INSTALLED FASTENERS
- POST-INSTALLED ANCHORS SHALL ONLY BE USED WHERE SPECIFIED ON THE DRAWINGS.
 - INSTALL BOLTS AND FASTENERS TO MISS REINFORCING.
 - PRIOR TO DRILLING FOR THE ANCHOR CONCRETE REINFORCING STEEL SHALL BE LOCATED WITH A MAGNETIC BAR LOCATOR.
 - FASTENERS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S PRINTED INSTALLATION INSTRUCTIONS AND AS GIVEN BELOW. NOTIFY THE ENGINEER IF CONFLICTS EXIST BETWEEN THE MANUFACTURER'S PRINTED INSTALLATION INSTRUCTIONS AND THE BELOW REQUIREMENTS.
 - FASTENERS SHALL BE INSTALLED AT NOT LESS THAN THE MANUFACTURER'S MINIMUM EDGE DISTANCES AND MINIMUM SPACINGS INDICATED IN THE MANUFACTURER'S LITERATURE, UNLESS INDICATED ON THE STRUCTURAL DRAWINGS OR APPROVED BY THE ENGINEER OR RECORD.
 - DRILL HOLES USING ROTARY PERCUSSION DRILL WITH A DEPTH GAGE, DO NOT DRILL THROUGH FULL THICKNESS OF CONCRETE. CLEAN HOLES BY VIGOROUSLY BRUSHING AND THEN BLOW OUT LOOSE MATERIAL USING OIL-FREE COMPRESSED AIR. THE BRUSH SHALL HAVE THE STIFF NON-METALLIC BRISTLES OF TYPE AND DIAMETER RECOMMENDED BY THE ADHESIVE MANUFACTURER. IF CONCRETE IS DAMP BLOW DRY HOLE WITH OIL-FREE COMPRESSED AIR. CLEAN WITH WATER ONLY IF RECOMMENDED BY MANUFACTURER. ADHESIVE ANCHORS MAY NOT BE SET IF WATER IS SEEPING INTO HOLE; NOTIFY THE ENGINEER.
 - FOR EXPANSION ANCHORS: DRILL HOLE TO NOMINAL DIAMETER OF ANCHOR. IF METRIC ANCHORS ARE USED, METRIC BITS MUST BE USED. INSTALL ANCHOR AND TIGHTEN TO RECOMMENDED TORQUE.
 - EXPANSION BOLTS IN CONCRETE SHALL BE "KWK BOLT 3" BY HLTI, "WEDGE-ALL" BY SIMPSON STRONG TIE OR APPROVED EQUAL.
 - ADHESIVE DOVELLS AND ANCHORS IN CONCRETE OR SOLIDLY GROUTED CMU SHALL BE OF THE TYPE SHOWN AND INSTALLED USING "HIT HY-200" BY HLTI, "SET" BY SIMPSON STRONG TIE OR APPROVED EQUAL.
 - ADHESIVE ANCHOR IN HOLLOW MASONRY SHALL HAVE A SCREEN TO RETAIN CARTRIDGE INJECTED ADHESIVE "HIT HY-270 SYSTEM" BY HLTI, "SET" W/SCREEN TUBE BY SIMPSON STRONG TIE OR APPROVED EQUAL.
 - CONTRACTOR SHALL SUBMIT MANUFACTURER'S LITERATURE FOR THE ANCHOR SYSTEM TO BE USED. THIS LITERATURE SHALL INCLUDE ANCHOR MATERIAL, STRENGTH DATA, EMBEDMENT LENGTH, DRILL BIT SIZE AND THE MANUFACTURER'S PRINTED INSTALLATION INSTRUCTIONS. FOR ADHESIVE ANCHORS INCLUDE ADHESIVE CHEMISTRY.



SCHEMATIC ELEVATION											
WIND PRESSURE (ASCE 7-10) FOR COMPONENTS & CLADDING											
EFFECTIVE AREA OF OPENING, A (S.F.)	ZONE 1		ZONE 2		ZONE 3		ZONE 4		ZONE 5		
	PRESSURE (PSF)	SUCTION (PSF)	PRESSURE (PSF)	SUCTION (PSF)	PRESSURE (PSF)	SUCTION (PSF)	PRESSURE (PSF)	SUCTION (PSF)	PRESSURE (PSF)	SUCTION (PSF)	
A ≤ 10	16.00	-17.50	16.00	-28.83	16.00	-28.83	55.66	16.73	-20.45	16.73	-24.57
10 < A ≤ 20	16.00	-16.84	16.00	-25.51	16.00	-25.51	47.70	17.51	-19.28	17.51	-22.22
20 < A ≤ 50	16.00	-16.34	16.00	-23.00	16.00	-23.00	41.68	16.73	-18.39	16.73	-20.45
50 < A ≤ 100	16.00	-16.34	16.00	-23.00	16.00	-23.00	41.68	16.00	-17.51	16.00	-18.68



2
S0.2

3
S0.2

2

GALV L2x2x3/8
1/2" DIA x 4" LG
HEADED STUD @ 12" OC



Figure 1: Typical Detail of a Drainage Assembly. This cross-sectional diagram illustrates the construction of a drainage assembly. Key components and dimensions include:

- Pre-Molded Drain w/Grating:** Installed in accordance with manufacturer's recommendations.
- Finished Floor Sloped to Drain:** The floor surface is sloped to direct water into the drain.
- Slab Thickness:** Indicated as 12" on the right side.
- Reinforcement:** Specified as #5 @ 12" OC and (5) CONT #5, UNO.
- Optional Constant Joint & Waterstop:** Located on the EA (East) side.
- Dimensions:**
 - Overall width: 1'-0"
 - Grate depth: 1/8"
 - Slab thickness: 12"
 - Clearance from wall: 3" CLR
 - Horizontal distance from wall to drain: 12"
 - Horizontal distance from drain to wall: 12"

5
S0.2

7
S0.2

[illegible]

8
S0.2

Diagram illustrating the placement of reinforcement bars in a slab, showing various joints and materials.

Labels and Callouts:

- STEEL W-SHAPE OR HSS COLUMN
- CONSTRUCTION OR CONTROL JOINT
- SEE CHART BELOW FOR MAX SPACING
- CONTROL JOINT OR CONSTRUCTION JT
- WALL
- 1/4" ISOLATION JT MATERIAL
- CONC COL OR PIER
- 6" MIN. TYP TO PIER OR COL
- 1/4" ISOLATION JOINT MATERIAL
- 6" MIN. TYP
- ST ROUND OR DIAMOND AFTER SLAB HAS BEEN CAST
- PIER BELOW IF OCCURS

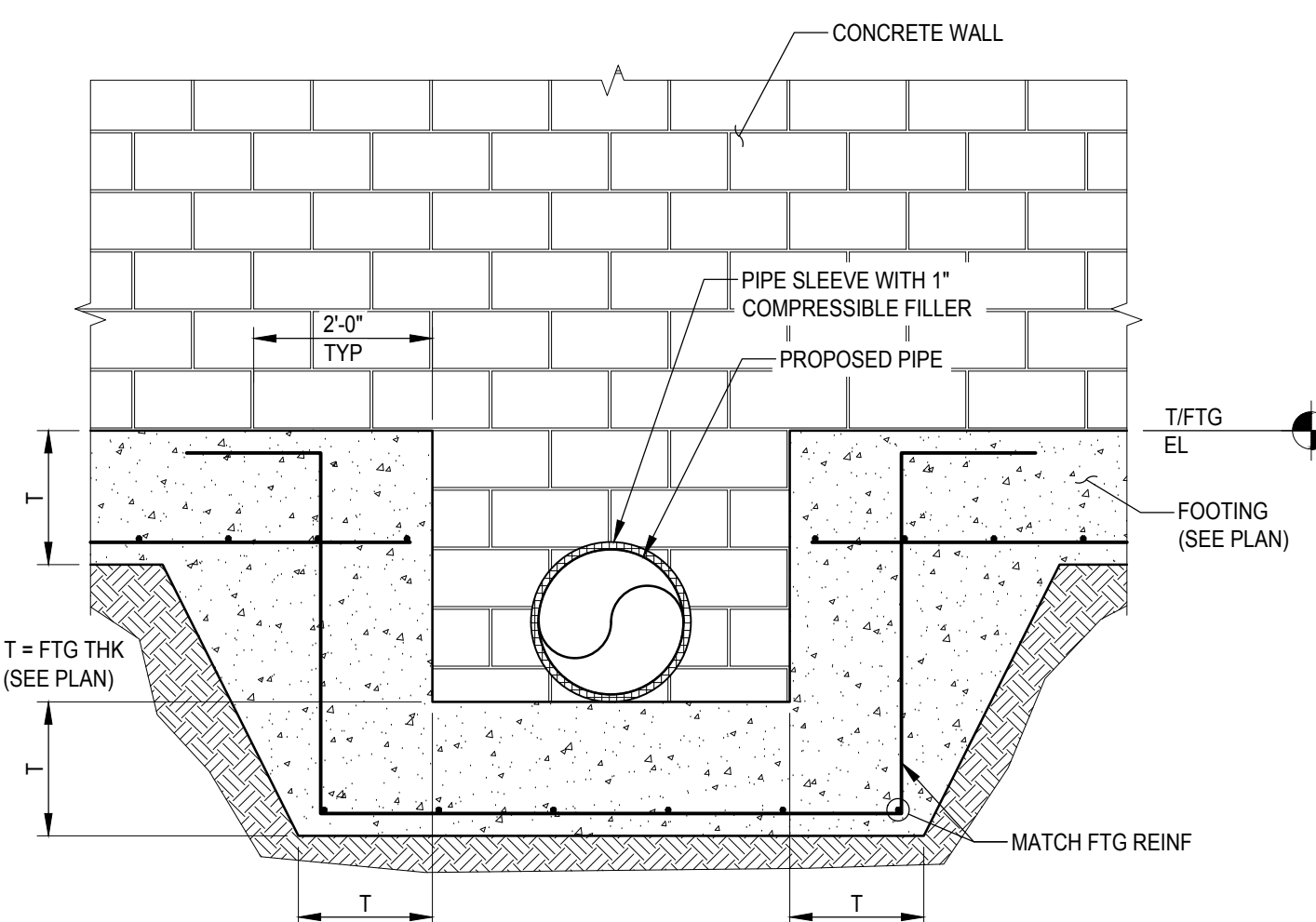
SLAB THICKNESS	MAX JOINT SPACING
4"	10'
5"	13'
6"	15'
7"	18'
8"	20'

NOTE:
MAXIMUM LENGTH/WIDTH RATIO FOR JOINTS 1:1/2

10
S0.2

11
S0.2

SCALE: NTS



13
S0.2

SCALE: NTS

ADJ.	ADDITIONAL
ADJ.	ADJACENT
ALSS	ARCH EXPOSED STRUCTURAL STEEL
ALT	ALTERNATE
	AND
APPROX	APPROXIMATELY
ARCH	ARCHITECT
@	AT OF SPACING
B/	BOTTOM OF
BL	BUILDING LINE
BLDG	BUILDING
BLOCK	BLOCKING
BM	BEAM
BRDG	BRIDGING
BRG	BEARING
BTWN	BETWEEN
BTM	BOTTOM
CANT	CANTILEVER
CL	CENTERLINE
CLR	CLEAR
CTR	CENTER
COL	COLUMN
CONC	CONCRETE
CONN	CONNECTION
CONST	CONSTRUCTION
CONT	CONTINUOUS
CJ	CONTROL/CONSTRUCTION JOINT
CONC	CONCRETE
CONC	CONCRETE MASONRY UNIT
CONT	CONTINUOUS
CURT	CUBIC FEET
CUB	CUBIC YARDS

GA	GAGE
GAL	GALLON
GAUV	GALVANIZED
GC	GENERAL CONTRACTOR
GEN	GENERAL
GLB	GLUE-LAMINATED BEAM
GR	GRADE
GYP BD	GYPSUM BOARD
HC	HOLLOW CORE
HORIZ	HORIZONTAL
HS	HIGH STRENGTH
HT	HEIGHT
HVY	HEAVY
ID	INSIDE DIAMETER
IF	INSIDE FACE
IN	INCH
INFO	INFORMATION
INT	INTERIOR
INV	INVERT
JST	JOIST
JO	JOINT
K	KIPS
KSF	KIPS PER SQUARE FOOT
KSI	KIPS PER SQUARE INCH
L	ANGLE
LBS	POUNDS
LF	LINEAL FEET
LG	LONG
LL	LEVEL LOAD
LLV	LONG LEG VERTICAL
LOC	LOCATION
LOC	LONGITUDINAL
LSH	LONG SIDE
LSV	LONG SIDE VERTICAL
LT WT	LINE WEIGHT

QL	SEISMIC LOAD
QTY	QUANTITY
RAD	RADIUS
REF	REFERENCE
REIN	REINFORCEMENT, REINFORCING
REQD	REQUIRED
SCHED	SCHEDULE
SECT	SECTION
SF	SQUARE FOOT
SHT	SHEET
SIM	SIMILAR
SSM	SLAB-ON-GRADE
SPA	SPACING
SPC(S)	SPECIFICATION(S)
SPE	SPRUE PINE FIR
SQ	SQUARE
SS	STAINLESS STEEL
STD	STANDARD
STIFF	STIFFENER
STL	STEEL
STR	STRUCTURAL
STRUCT	STRUCTURAL
SUP	SUPPORT
SYM	SYMMETRICAL
TY	SOUTHERN YELLOW PINE
T	TOP
TOP	TOP
T&B	TOP AND BOTTOM
T&G	TONGUE AND GROOVE
TEMP	TEMPERATURE
THD	THICK
THD	THICK
THRU	THROUGH
TOL	TOLERANCE
TRANS	TRANSVERSE
TY	TYPICAL
UNR or UNO	UNLESS NOTED (OTHERWISE)

[illegible]

INITIAL ISSUE DATE
10/11/2023

PROJECT NO.
1129.56

TYPICAL DETAILS

S0.2

OWNER
Grove City
4035 Broadway
Grove City, OH 43123

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Design Collective Architecture
151 East Nationwide Blvd.
Columbus, OH 43215
Tel: (614) 464-2880

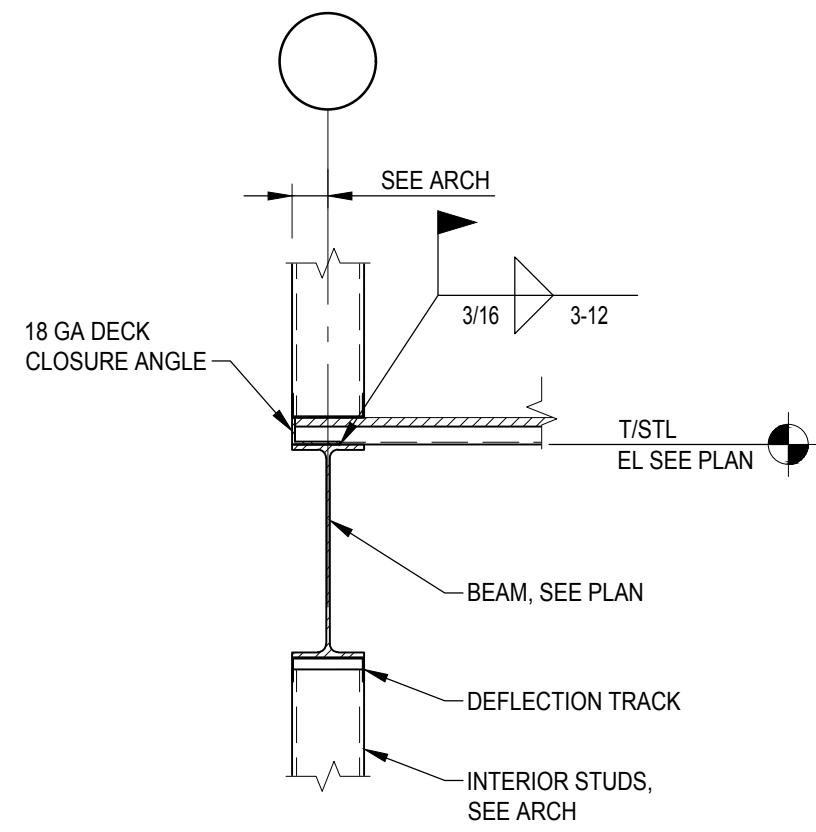
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2120 Hardy Parkway Street
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Tel: (614) 871-7300

PJF PAUL J. FORD & COMPANY
250 E Broad St, Ste 600 • Columbus, OH 43215
Phone 614.221.6679 www.pauljford.com
A62623-0003

PROJECT STATUS
Construction Set

Grove City Maintenance Building

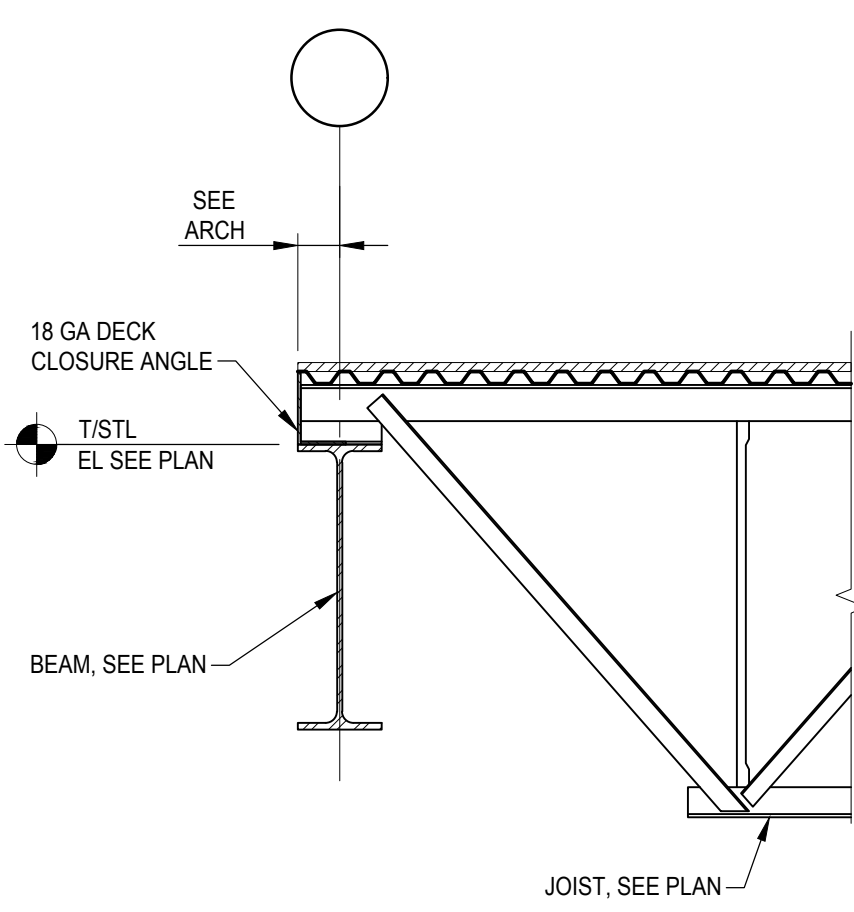
33262 Ventura Blvd, Grove City, OH 43123



TYPICAL EDGE DETAIL
PARALLEL TO JOISTS

SCALE: NTS

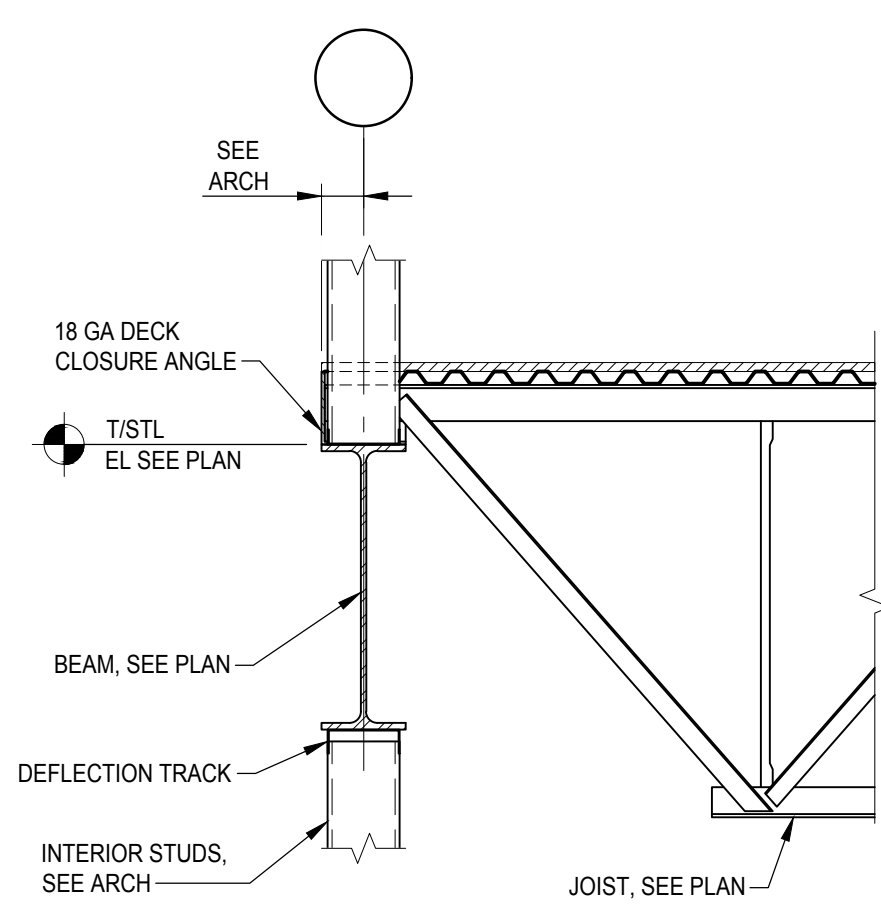
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S0.3



TYPICAL EDGE DETAIL
AT EXTERIOR WALL

SCALE: NTS

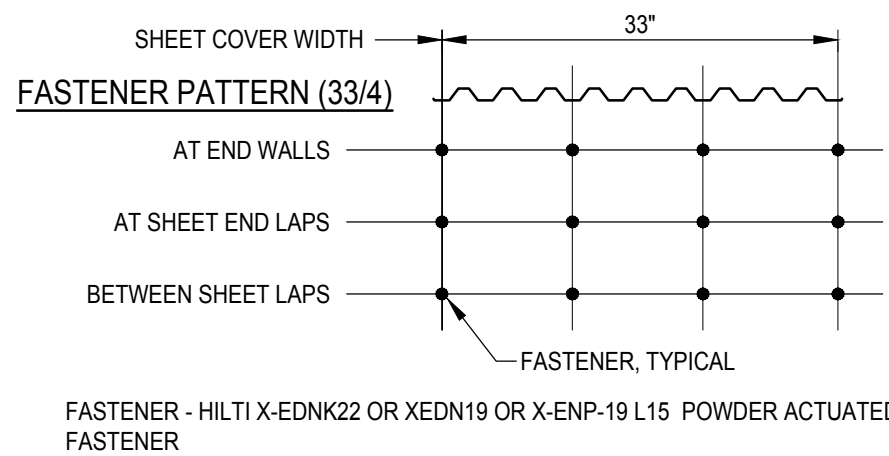
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S0.3



TYPICAL EDGE DETAIL
AT INTERIOR

SCALE: NTS

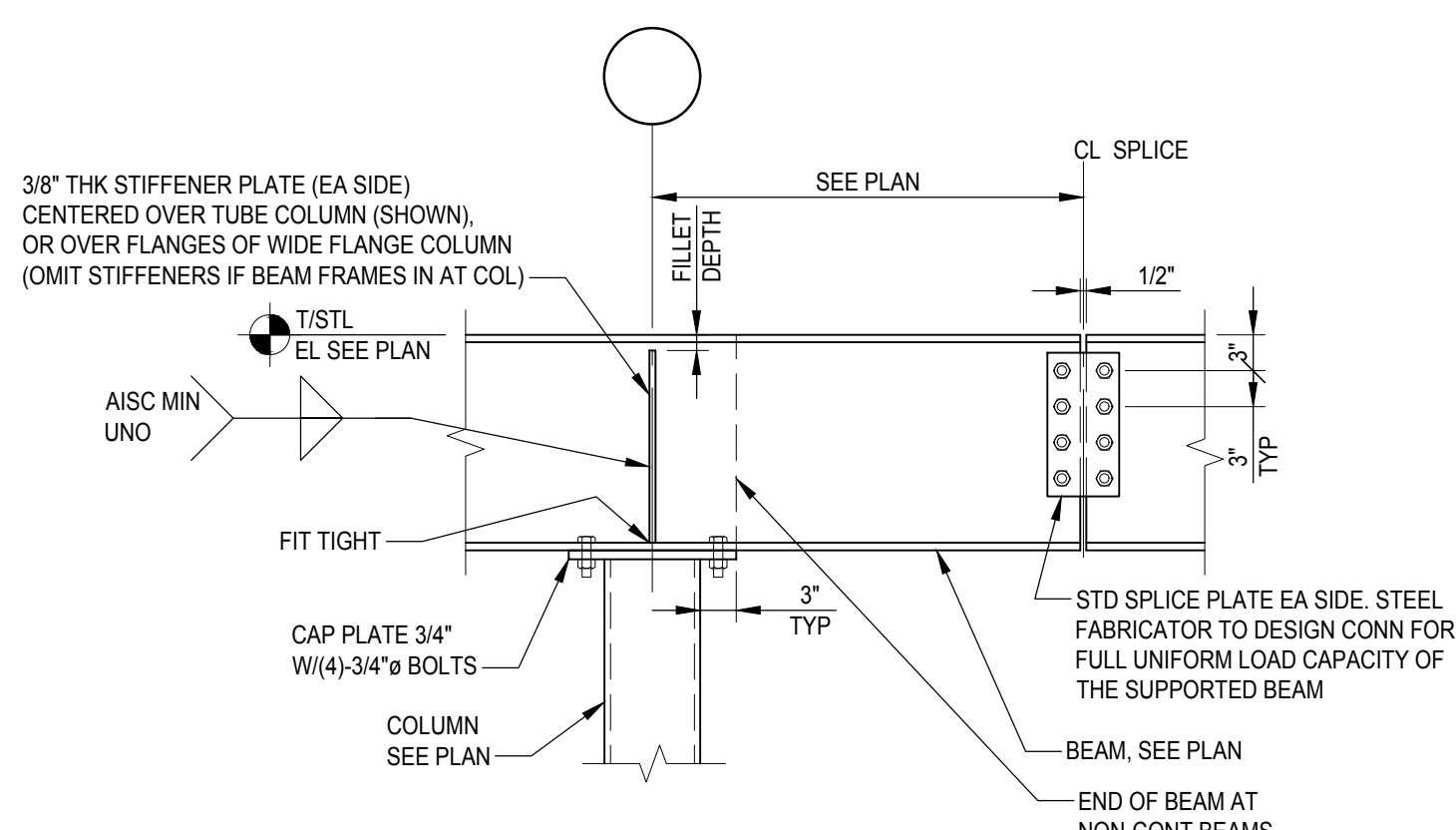
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S0.3



TYPICAL METAL FORM
DECK CONNECTION DETAIL

SCALE: NTS

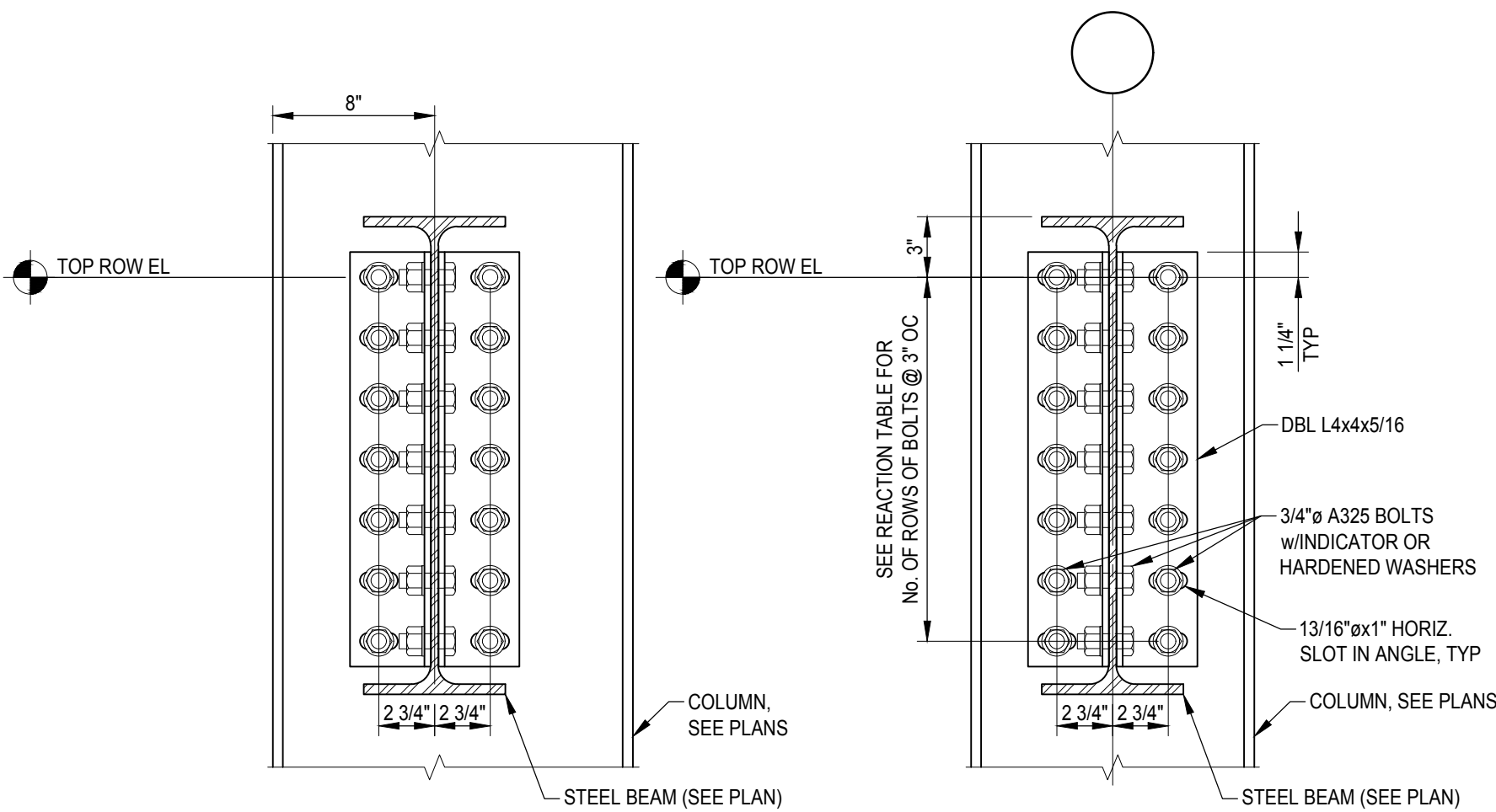
4
S0.3



TYPICAL CANTILEVERED
BEAM SPLICE

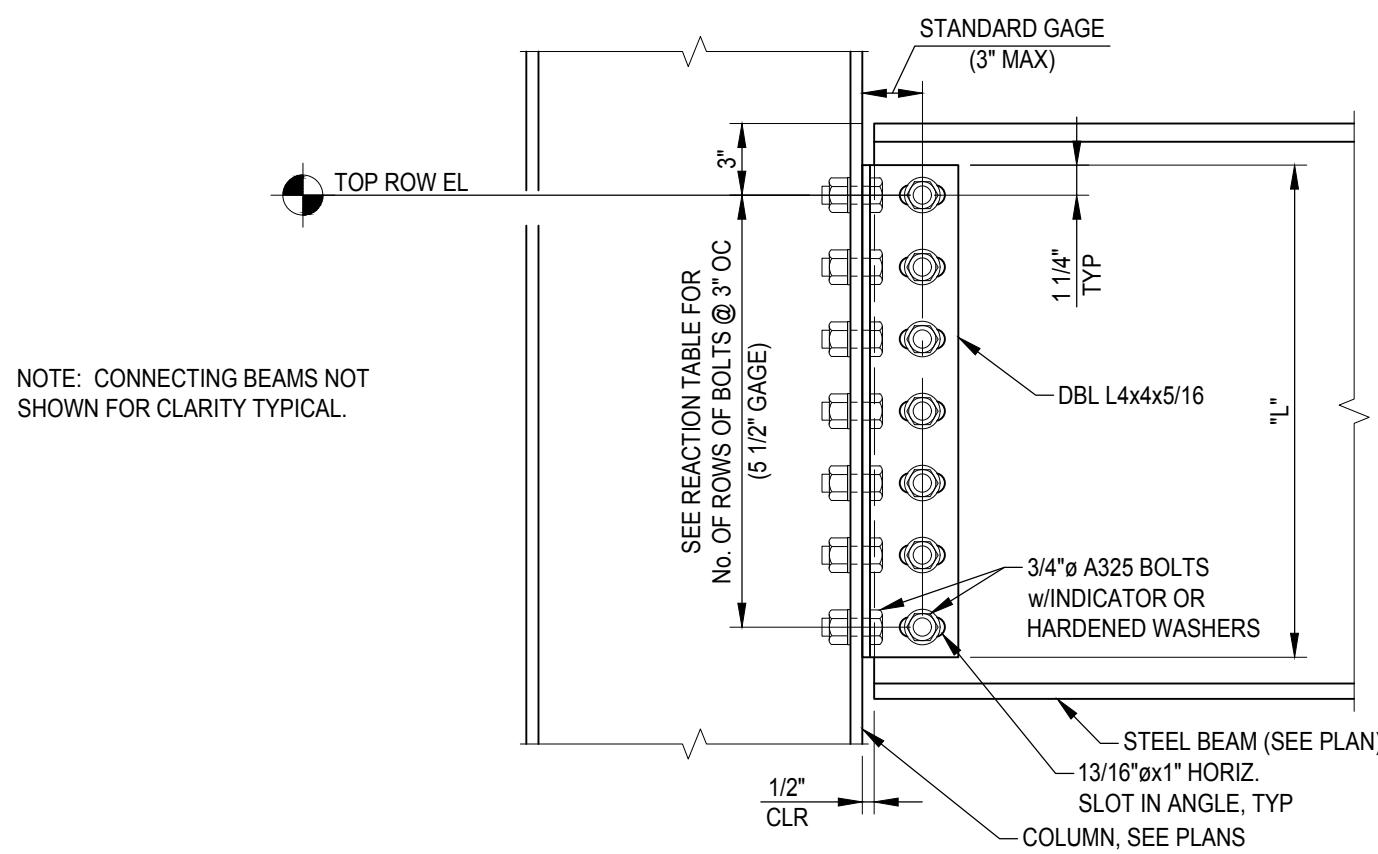
SCALE: NTS

5
S0.3



BEAM TO COLUMN WEB
(AT EXTERIOR COLUMNS)

BEAM TO COLUMN WEB
(AT INTERIOR COLUMNS)



BEAM TO COLUMN FLANGE

TYPICAL SHEAR CONNECTION
DETAIL AT PEMB COLUMNS

SCALE: NTS

6
S0.3

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A62623-0003

PROJECT STATUS
Construction Set

Grove City Maintenance Building
3262 Ventura Blvd, Grove City, OH 43123

REVISIONS		
#	Description	Date

INITIAL ISSUE DATE
10/11/2023

PROJECT NO.
1129.56

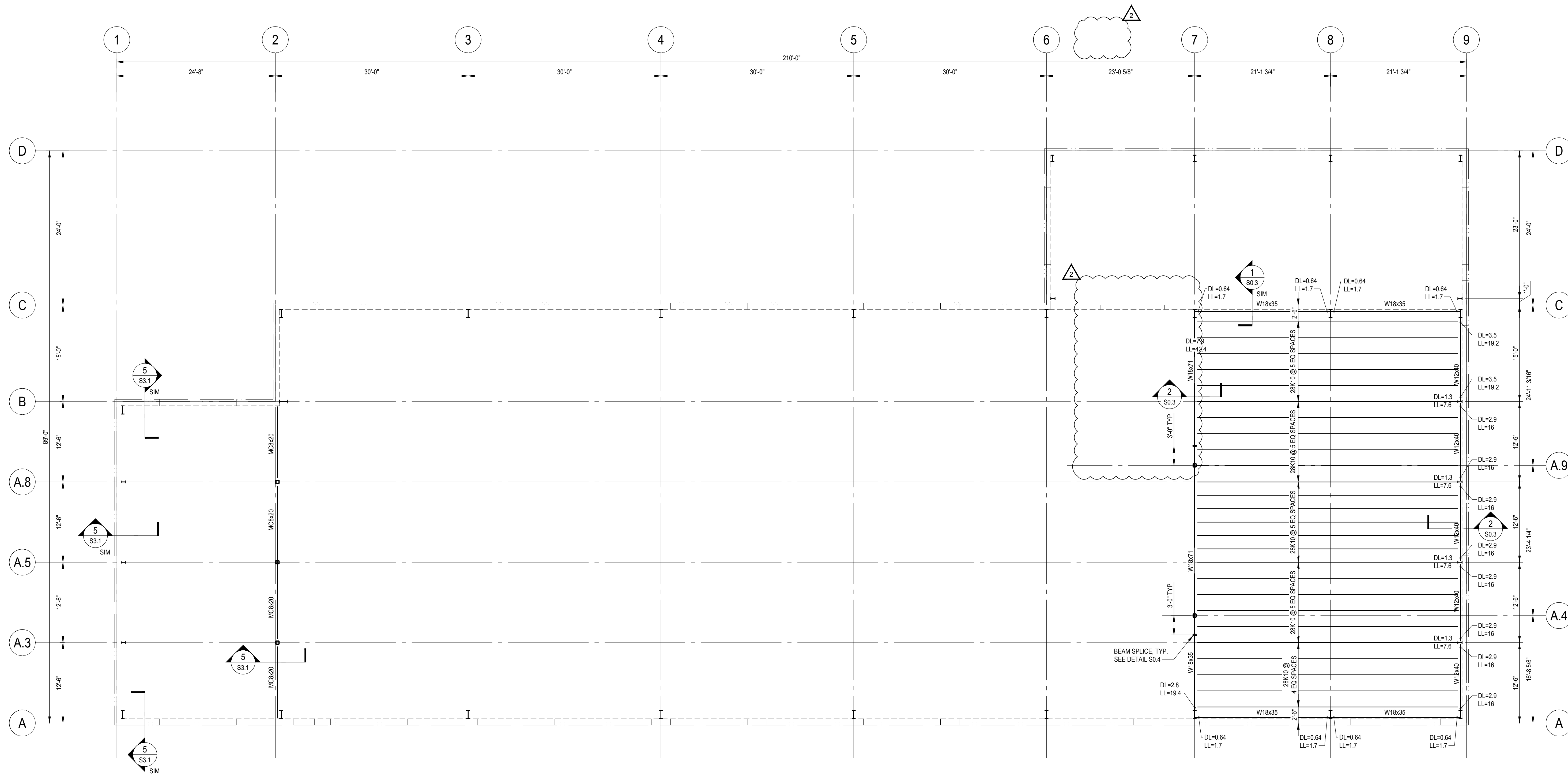
TYPICAL
DETAILS
S0.3

Grove City Maintenance Building
3262 Ventura Blvd, Grove City, OH 43123

FOUNDATION
PLAN
S1.1



- A. HAIRPIN ANCHOR AT PEMB COLUMN SHOWN SCHEMATICALLY. SEE DETAIL FOR EXACT SHAPE AND DIMENSIONS.
- B. TRENCH DRAIN. COORDINATE LOCATION WITH ARCH AND PLUMBING DRAWINGS. SEE SHEET S0.3 FOR TYPICAL DETAIL.
- C. PROVIDE REINFORCING AT EACH OVERHEAD DOOR OPENING PER TYPICAL DETAIL ON SHEET S0.3.
- D. PROVIDE REINFORCING AT EACH TRENCH DRAIN PER TYPICAL DETAIL ON SHEET S0.3



MEZZANINE PLAN

SCALE: 1/8" = 1'-0"

1
S2.1

MEZZANINE FRAMING NOTES:

- SEE S0.1 FOR GENERAL NOTES.
- SEE SHEET S0.2 - S0.3 FOR TYPICAL DETAILS.
- FLOOR CONSTRUCTION: 3/4" PLYWOOD ON 1" x 26 GAGE GALVANIZED METAL FORM DECK.
- TOP OF FLOOR ELEVATION = 112'-11" UNLESS NOTED OTHERWISE ON PLAN.
- TOP OF STEEL/JOIST BEARING ELEVATION = 112'-9 1/4" UNLESS NOTED THUS [] .
- JOIST BRIDGING IS SHOWN FOR SCHEMATIC PURPOSES ONLY. THE JOIST MANUFACTURER SHALL DETERMINE THE ROWS OF BRIDGING REQUIRED PER SJI.
- SEE DETAIL 6/S0.3 FOR TYPICAL SHEAR CONNECTION TO PEMB COLUMNS. UNFACTORED BEAM REACTIONS ARE INDICATED ON PLAN AS SUCH: DL = XX, LL = XX. ALL LOADS ARE IN KIPS. COORDINATE WITH PEMB SUPPLIER FOR DETAILS AT X-BRACE LOCATIONS.
- DESIGN LIVE LOAD: 125 PSF



Design Collective

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A62623-0003

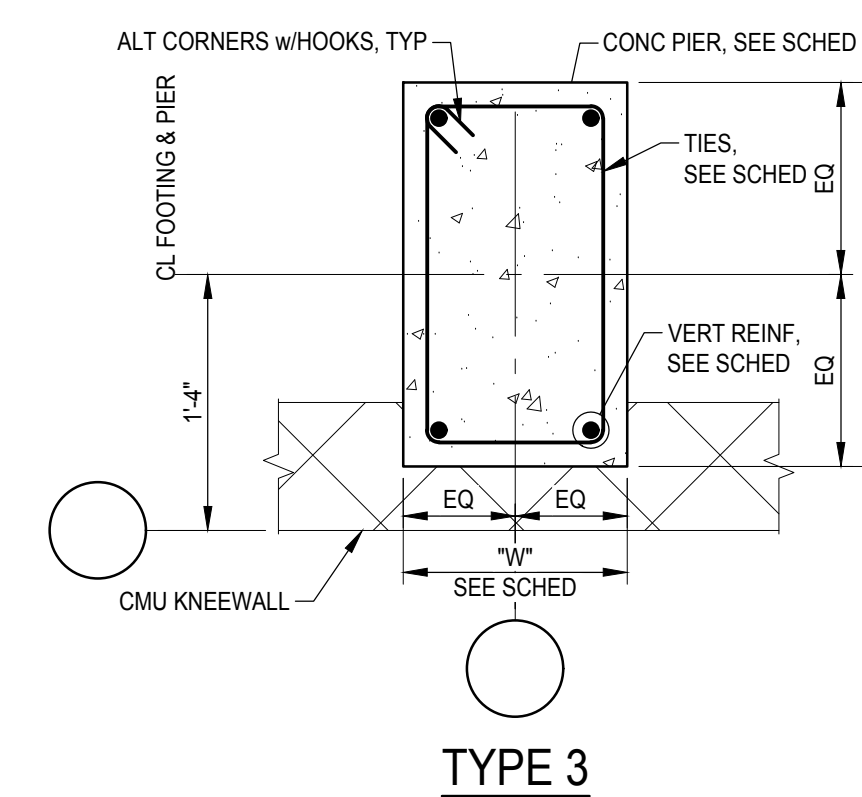
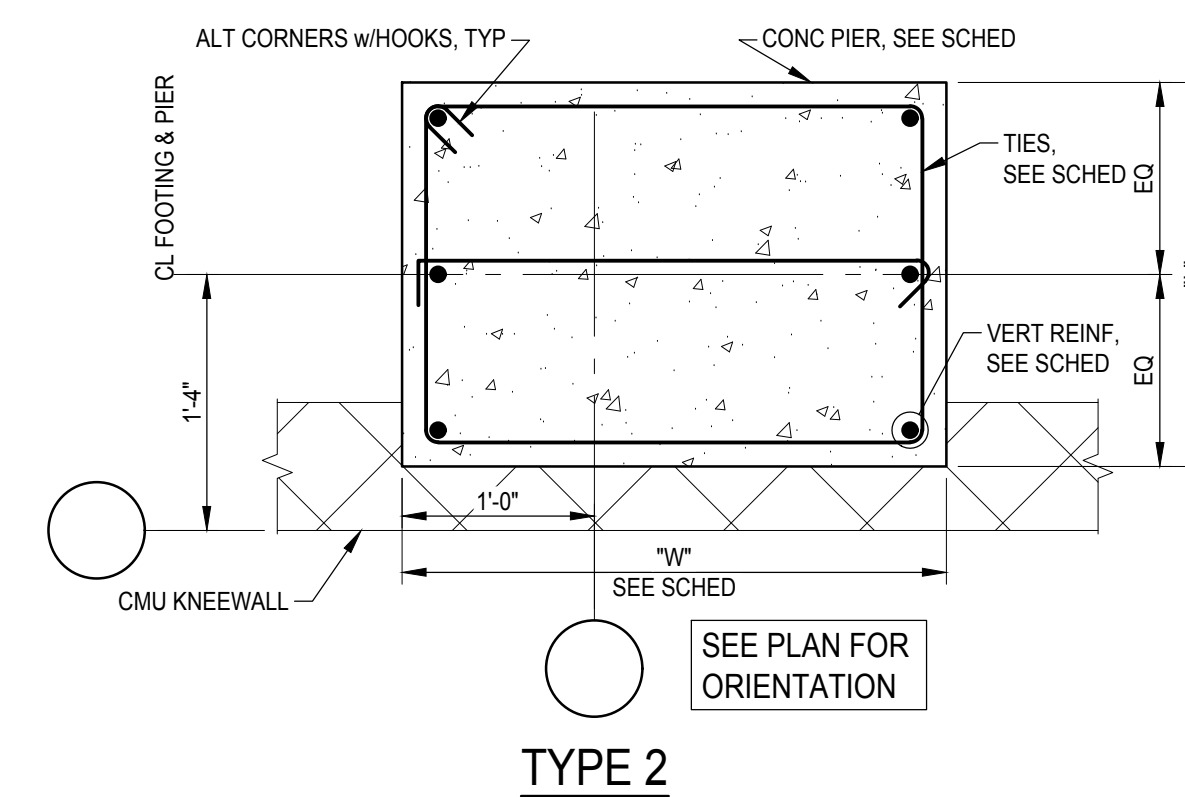
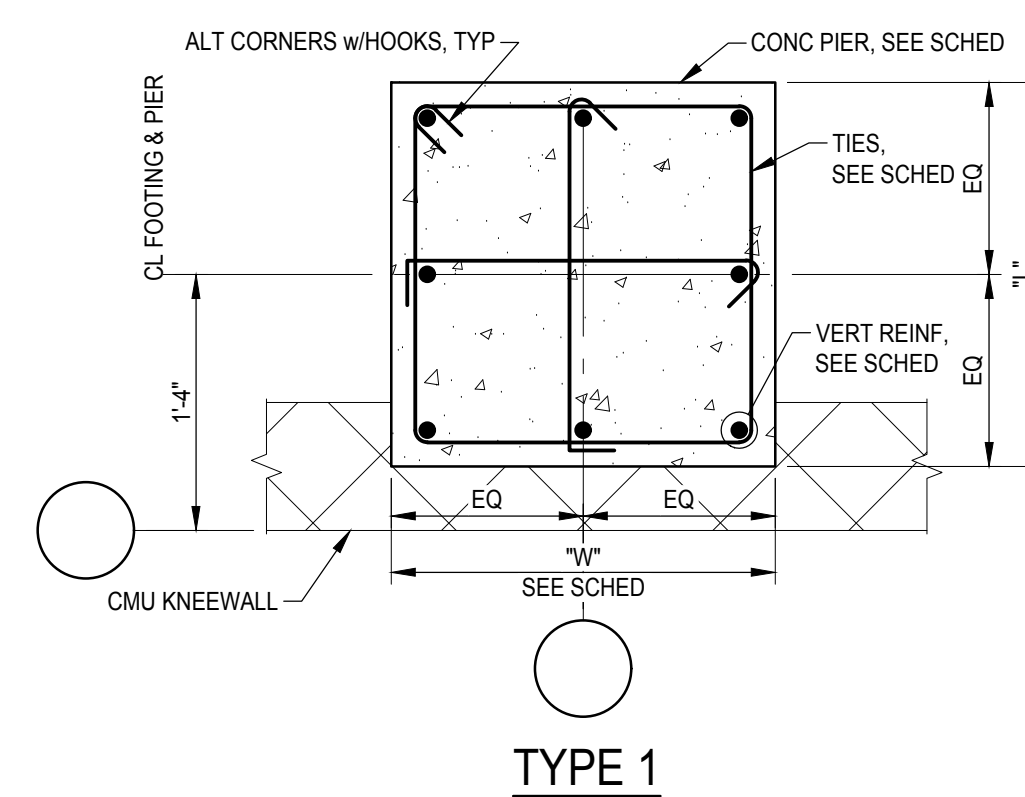
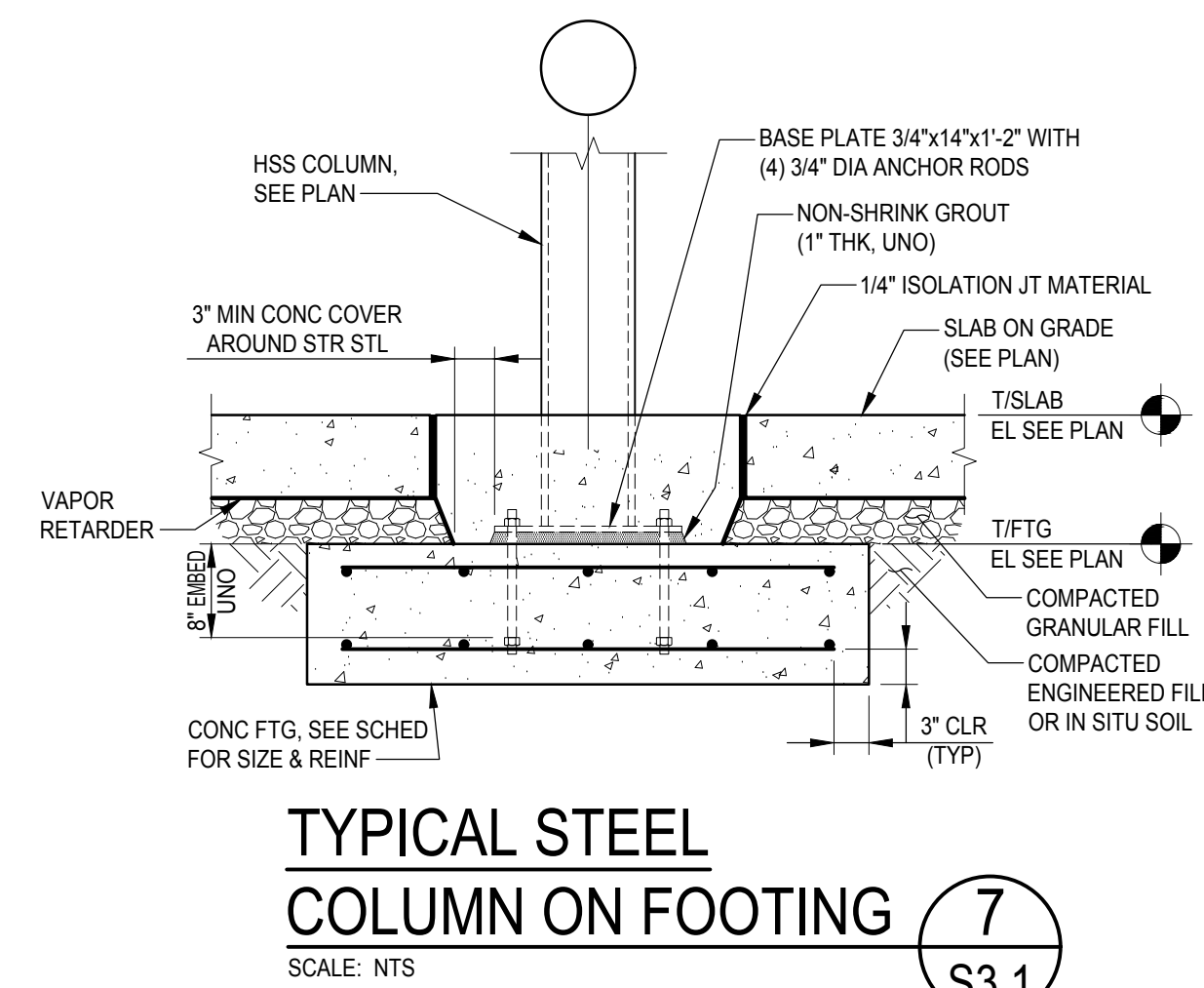
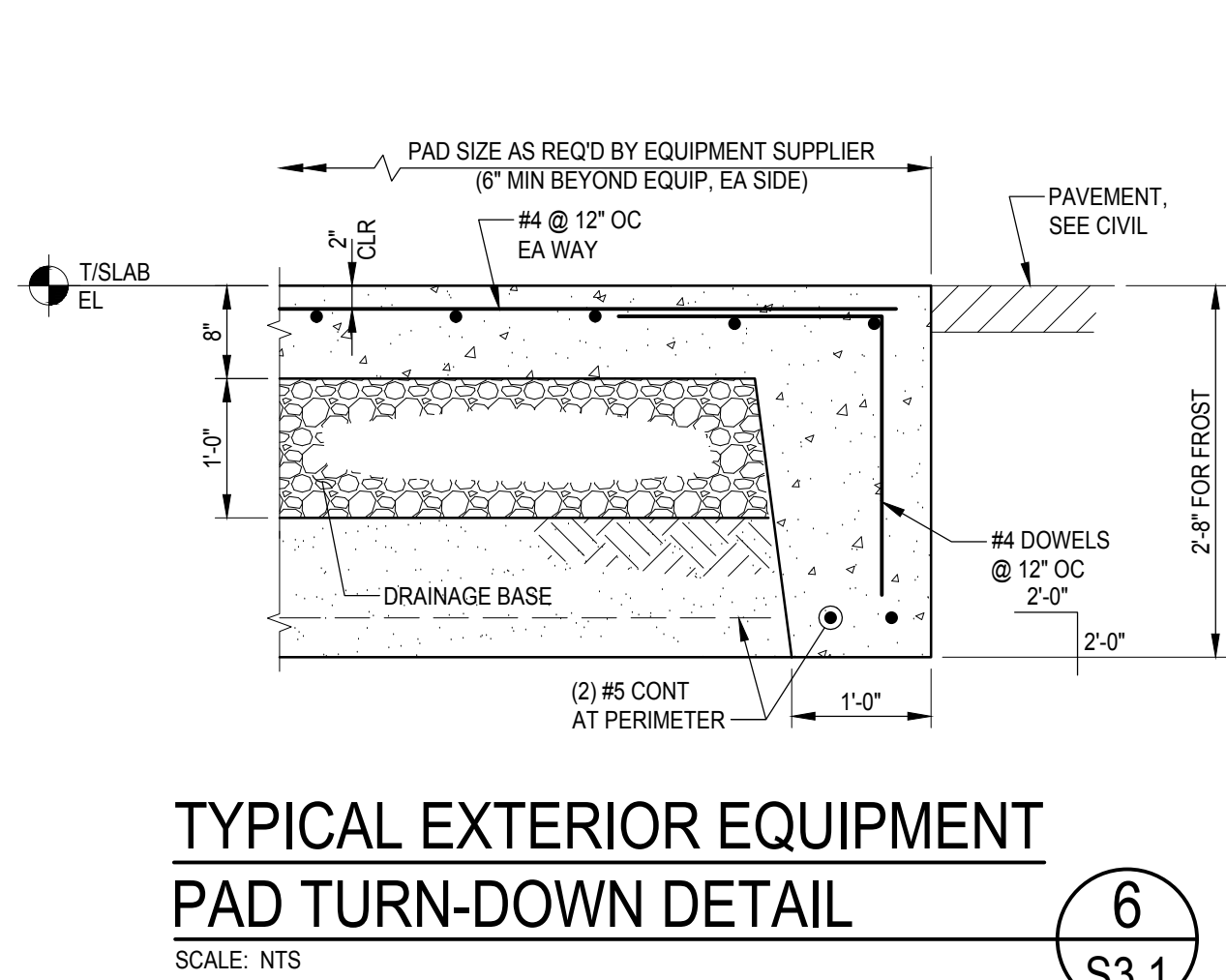
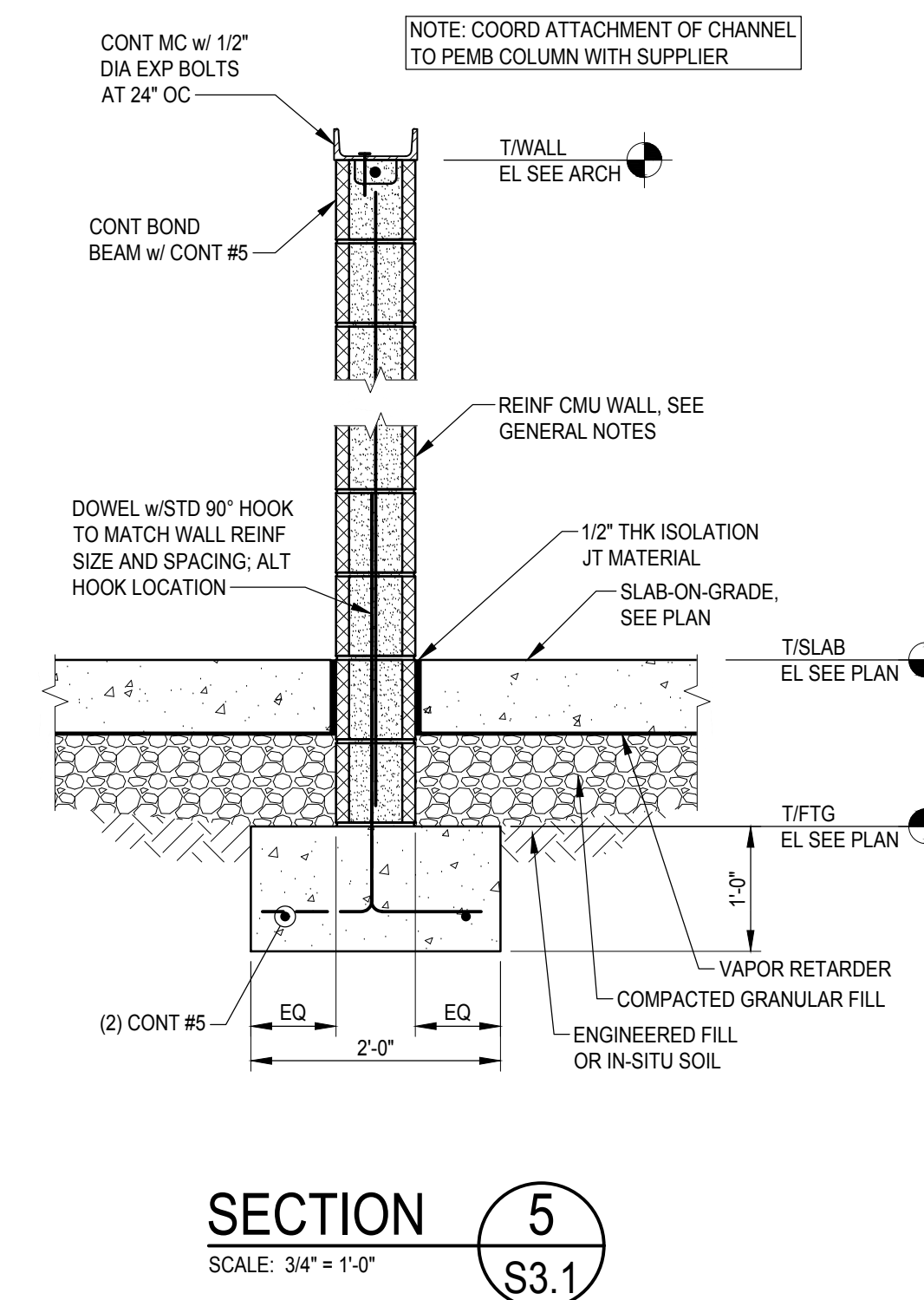
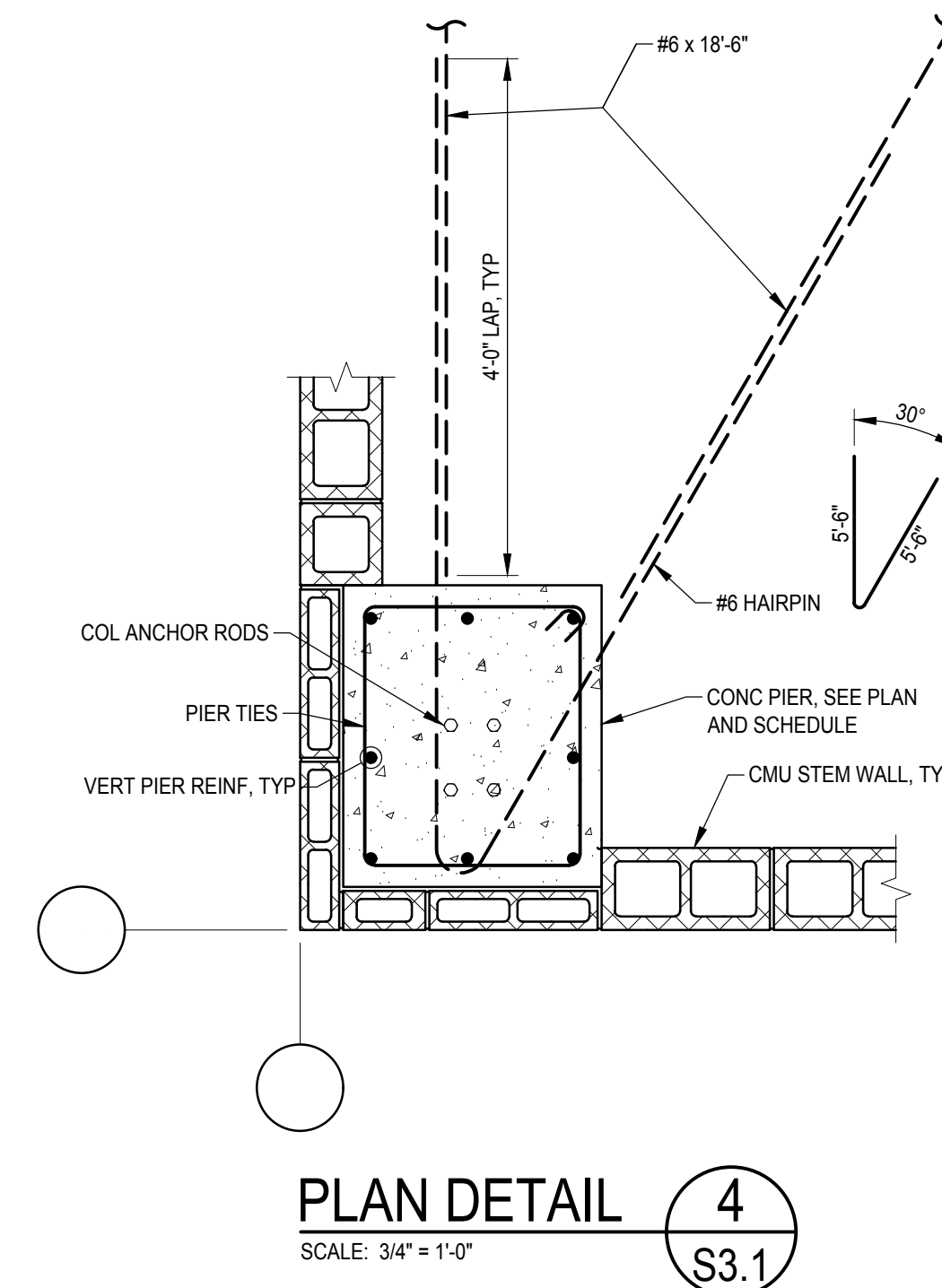
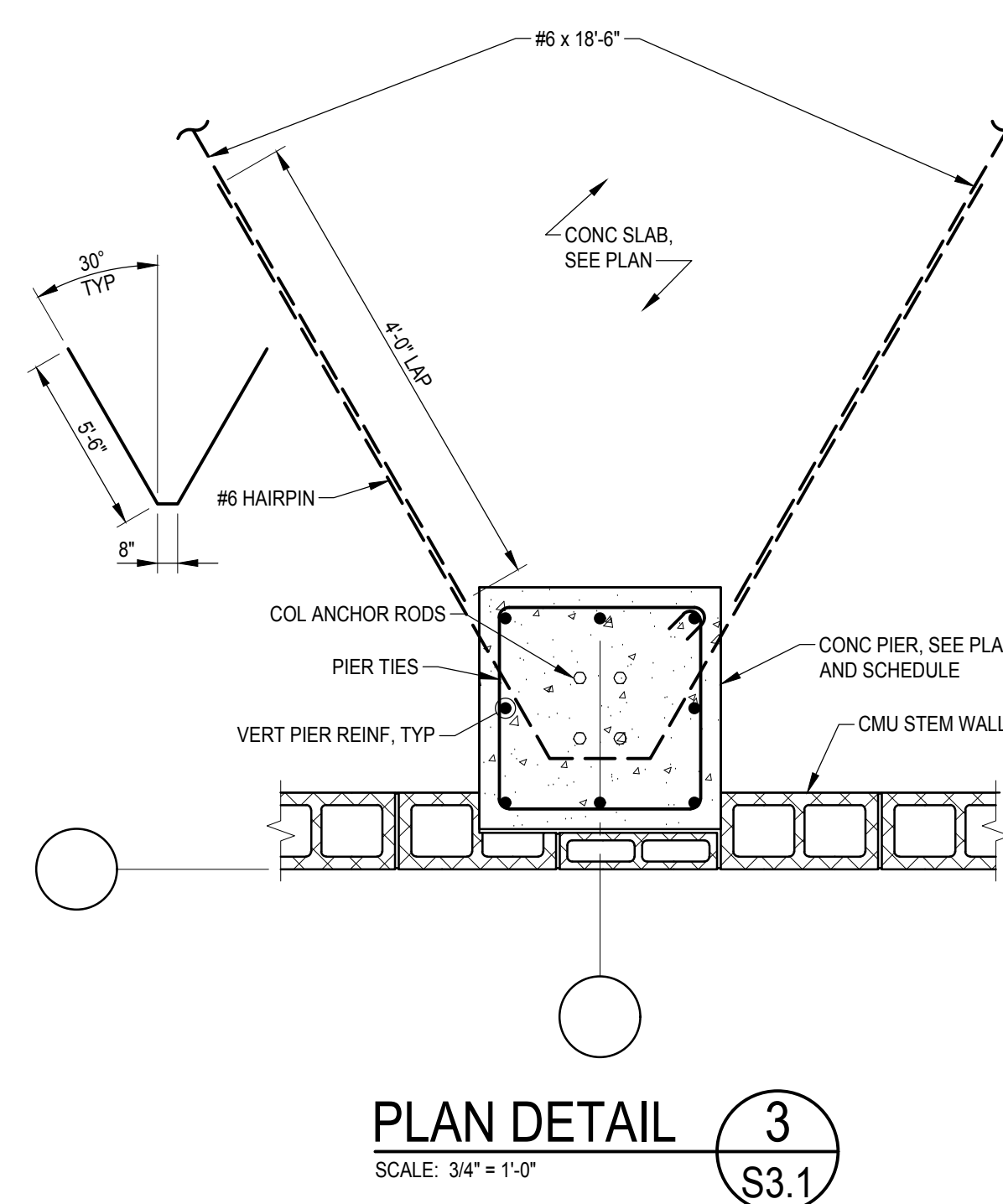
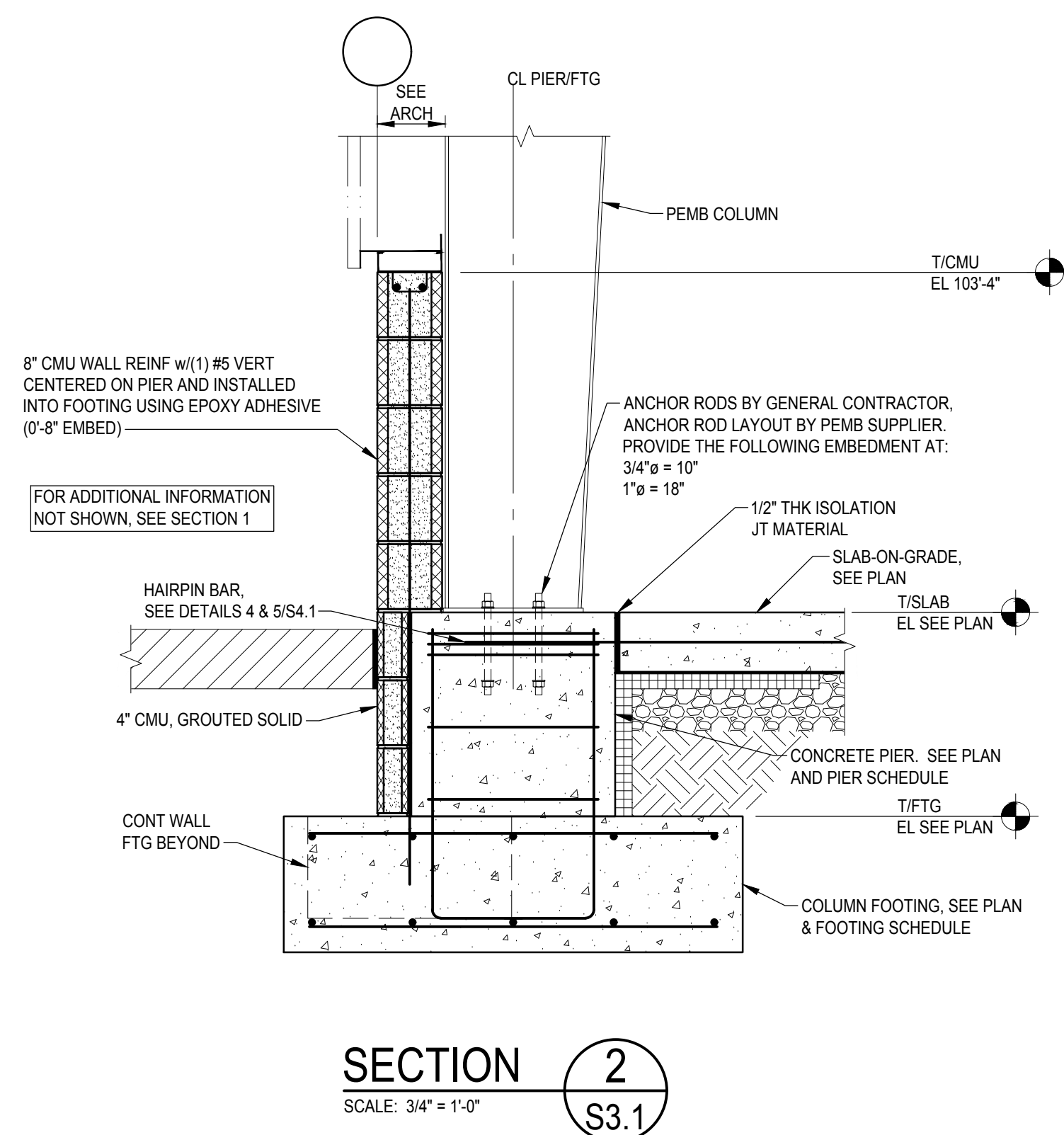
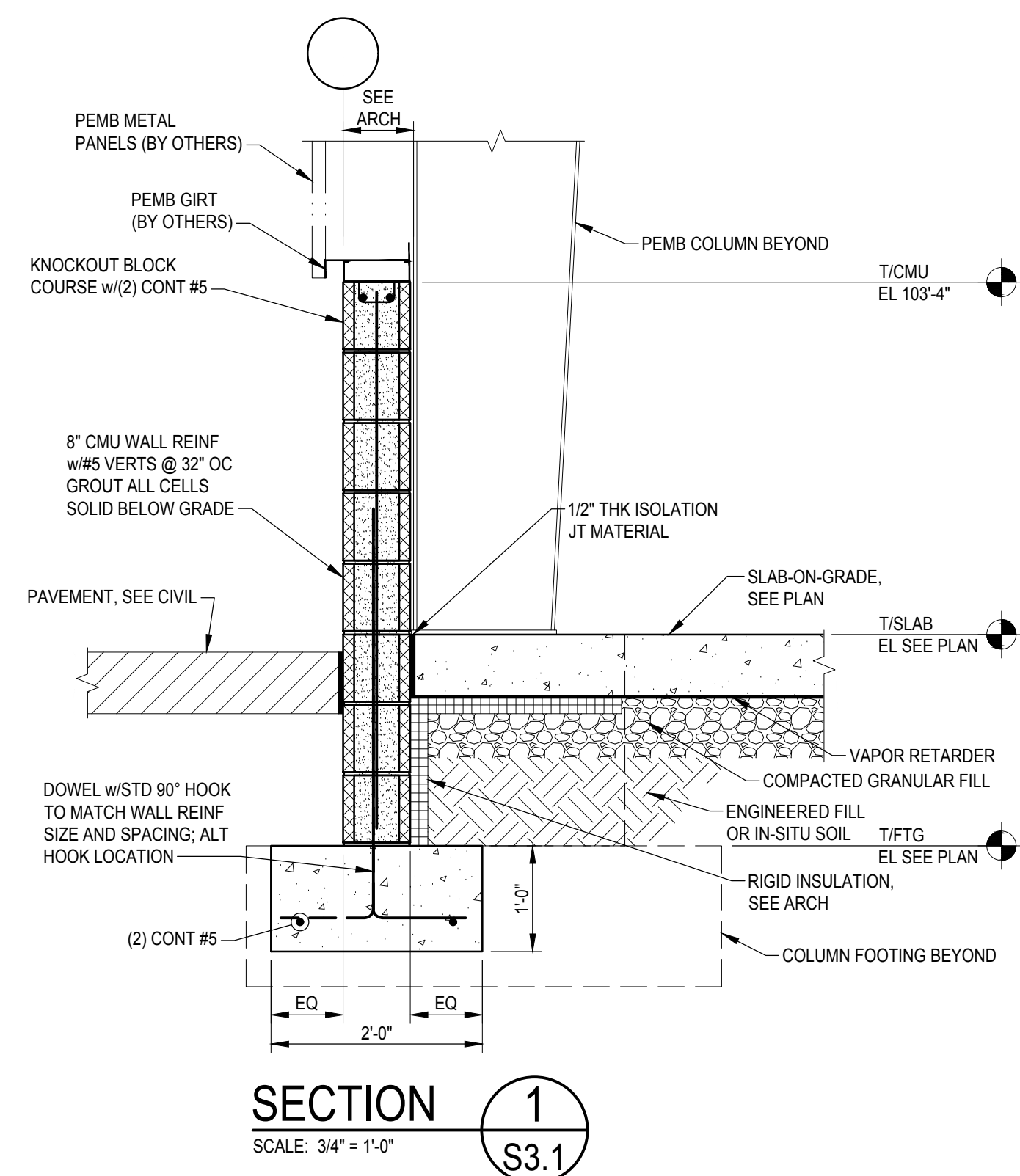
PROJECT STATUS
Construction Set

Grove City Maintenance Building
3202 Ventura Blvd, Grove City, OH 43123

#	Description	Date
1	Revision #1	11/10/2023
2	Revision #2	12/12/2023

INITIAL ISSUE DATE
10/11/2023
PROJECT NO.
1129.56

MEZZANINE
PLAN
S2.1



ISOLATED FOOTING SCHEDULE					
MARK	DIMENSIONS			REINFORCEMENT	REMARKS
	WIDTH	LENGTH	THICKNESS		
F1	4'-6"	4'-6"	1'-0"	(4) #5 EA WAY BOT	
F2	5'-6"	5'-6"	1'-2"	(8) #6 EA WAY TOP & BOT	
F3	6'-6"	6'-6"	1'-4"	(8) #6 EA WAY TOP & BOT	
F4	7'-6"	6'-6"	1'-6"	(7) #6 EA WAY TOP & BOT	
F5	8'-0"	8'-0"	1'-6"	(8) #6 EA WAY TOP & BOT	
F6	7'-0"	14'-0"	1'-10"	(12) #7 SHORT, (8) #7 LONG, TOP & BOT	
F7	10'-0"	10'-0"	2'-0"	(10) #7 EA WAY TOP & BOT	
F8	11'-6"	11'-6"	2'-4"	(12) #7 SHORT, (8) #7 WAY TOP & BOT	

NOTE: NOT ALL FOOTINGS IN SCHEDULE ARE INDICATED ON THE DRAWINGS. THE SCHEDULE IS A PLACE HOLDER UNTIL PEMB FRAME REACTIONS ARE PROVIDED.

PIER SCHEDULE					
MARK	SIZE		REINFORCING		TYPE
	"W"	"L"	VERT.	TIES	
P1	12"	12"	(4) #5	#3 @ 10" O.C.	1
P2	24"	24"	(8) #6	#3 @ 12" O.C.	2
P3	34"	24"	(8) #7	#3 @ 12" O.C.	3
P4	14"	24"	(4) #6	#3 @ 12" O.C.	4
P5	20"	56"	(14) #6	#4 @ 12" O.C.	5
P6	24"	SEE DETAIL	(20) #6	#4 @ 12" O.C.	6
P7	24"	32"	(8) #7	#3 @ 12" O.C.	7
P8	20"	28"	(6) #7	#3 @ 12" O.C.	8
P9	28"	56"	(14) #7	#4 @ 12" O.C.	9

NOTE: NOT ALL PIERS IN SCHEDULE ARE INDICATED ON THE DRAWINGS. THE SCHEDULE IS A PLACE HOLDER UNTIL PEMB FRAME REACTIONS ARE PROVIDED

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PROJECT STATUS
Construction Set

Grove City Maintenance Building
3262 Ventura Blvd, Grove City, OH 43123

[illegible]

INITIAL ISSUE DATE
10/11/2023

PROJECT NO.
1129.56

FOUNDATION
SECTIONS
S3.1

SPECIFICATIONS

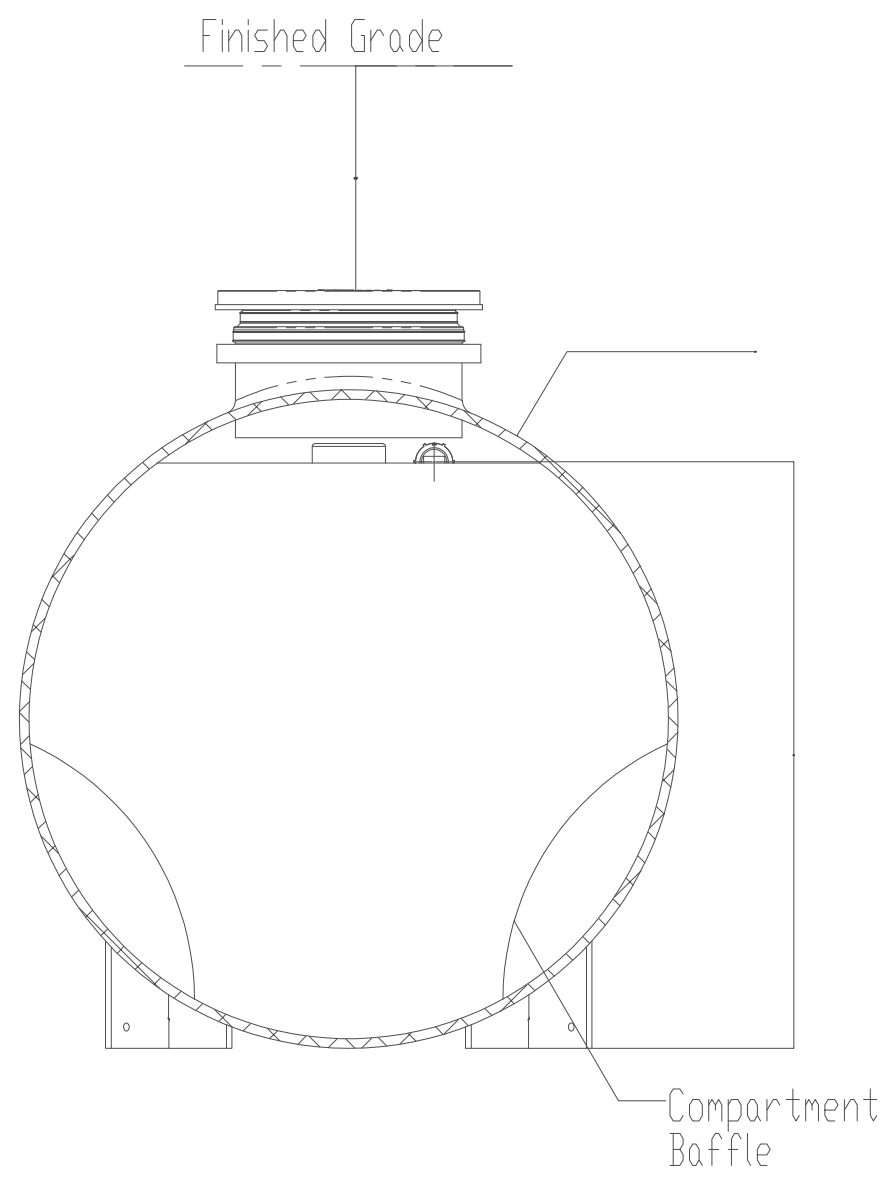
- 6" Plain End inlet/outlet shown, 3' Plain End vents standard.
- Max flow rate: 314 GPM.
- Liquid capacity: 1000 gallons (133 cu. ft.).
- Oil capacity: 370 gallons.
- Solids capacity: 477 gallons.
- Unit weight: 1324 lbs.
- Maximum operating temperature 140 °F continuous.

NOTES

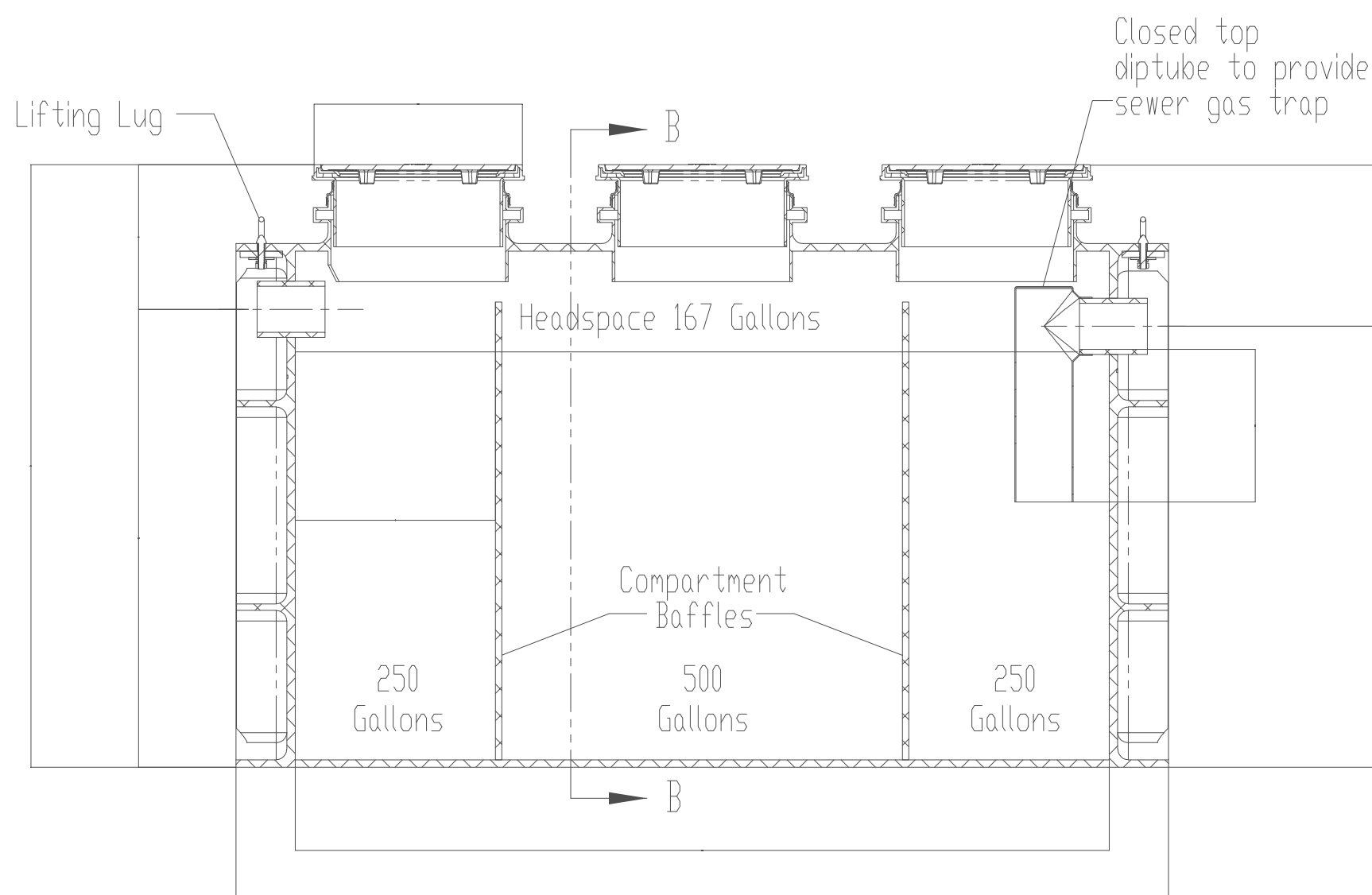
- For gravity drainage applications only.
- Do not use for pressure applications.
- Cover placement allows full access to tank for proper maintenance.
- Lifting lug set for easy install.

ENGINEER SPECIFICATION GUIDE

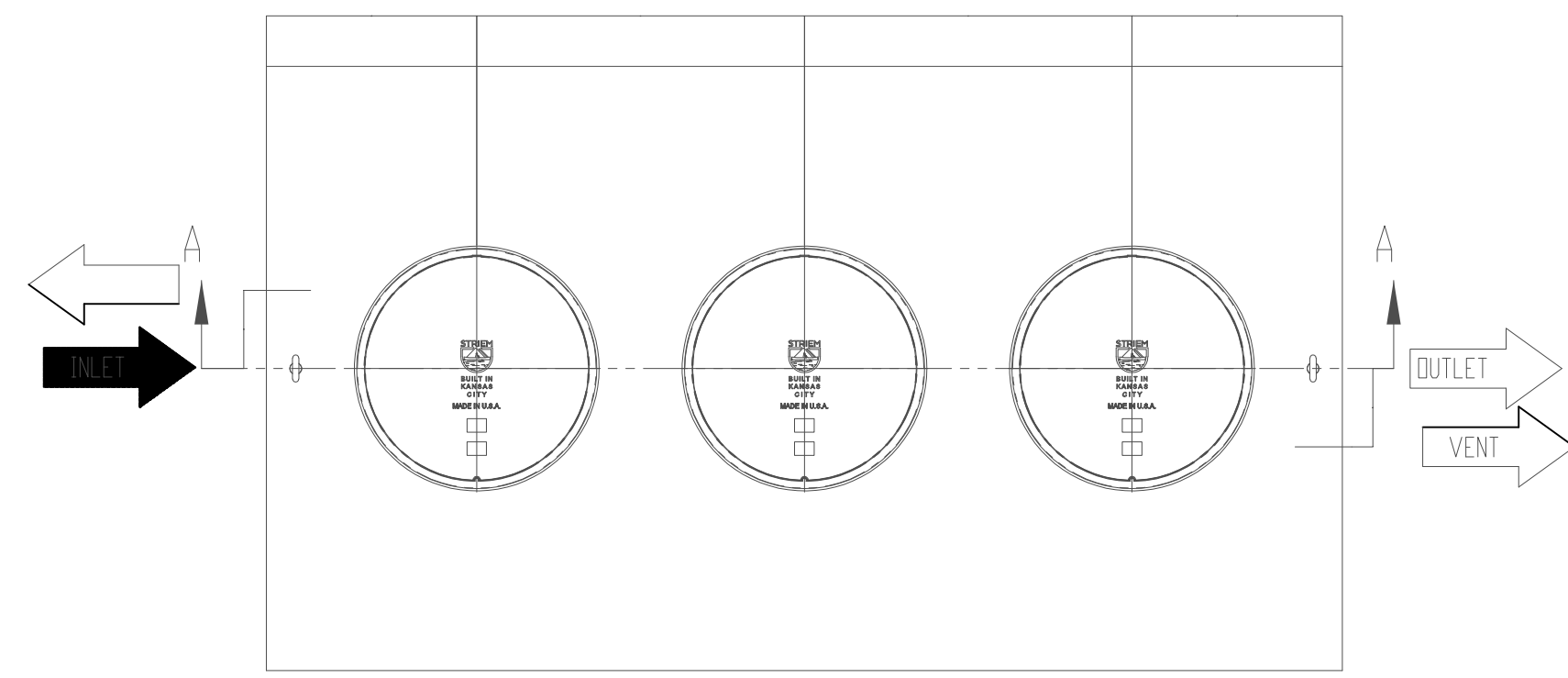
Striem oil separator model OT-1000 shall be lifetime guaranteed and made in the USA. Separator shall be constructed of polyethylene with 7/8" nominal wall thickness. Separator shall be manufactured for below-grade installation. Field-adjustable riser system is available as an option to bring manhole covers to grade. Separator flow rate shall be 314 GPM. Separator liquid holding capacity shall be 1000 gallons and oil capacity shall be 370 gallons. Solids capacity shall be 477 gallons. Covers shall be H2O rated pickable cast iron. Separator shall be certified to IAPMO IGC 183-2016 and carry a UPC listing.



SECTION B-B



SECTION A-A

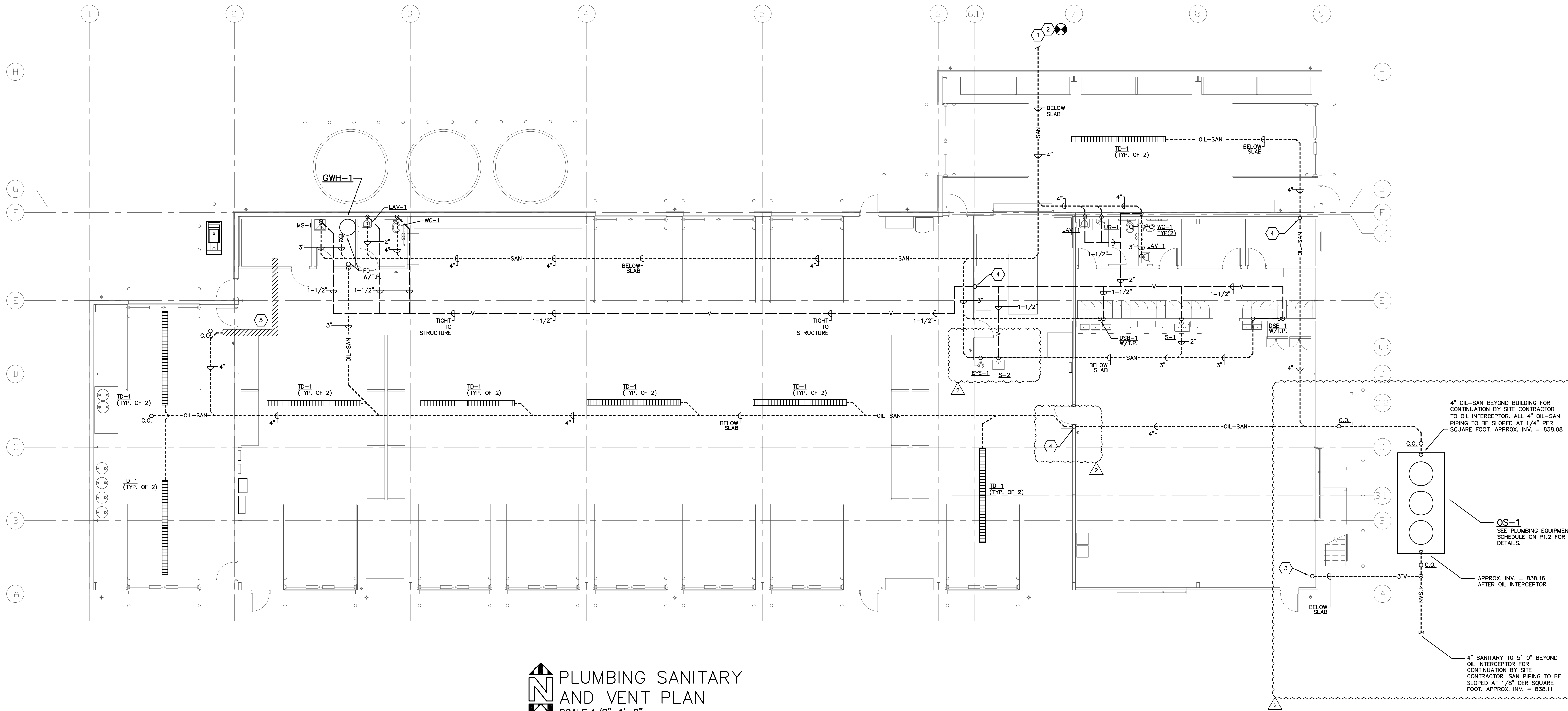


TOP VIEW

CODED NOTES

- EXTEND SAN PIPING 5'-0" BEYOND BUILDING FOR CONTINUATION BY SITE UTILITY CONTRACTOR. SEE CIVIL DRAWINGS FOR FURTHER DETAILS AND SPECIFICATIONS. INV. ELEV. XX'-X".
- CONNECT NEW 4" SANITARY TO EXISTING 6" SANITARY MAIN AT THIS APPROXIMATE LOCATION AND EXTEND AS SHOWN. THIS CONTRACTOR TO FIELD VERIFY/COORDINATE LOCATION OF CONNECTION TO EXISTING PIPE IN ADVANCE.
- EXTEND VENT UP THROUGH ROOF TIGHT TO WALL STRUCTURE. PROVIDE TEST TYPE CLEANOUT 18" ABOVE GRADE.
- EXTEND 3" VENT THROUGH ROOF.
- PROVIDE A 12"Wx12"D FORMED IN-PLACE CONCRETE TRENCH TO SERVE AS A RACEWAY FOR WASHBAY HOSES. PROVIDE ZURN MODEL P12-DC RATED FOR VEHICLE LOADS

OS-1; OIL INTERCEPTOR DIAGRAM



PLUMBING SANITARY
AND VENT PLAN
SCALE: 1/8"=1'-0"

P1.1-23132.DWG

PRATER
Engineering Associates, Inc.

6130 Wilcox Road (614) 766-4896
Dublin, Ohio 43016 praterengineering.com

DESIGNED BY J-TWN DRAWN BY J-TWN CHECKED BY C-ANDERSON JOB NUM. 23132

Design
Collective

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Grove City
4035 Broadway
Grove City, OH 43123

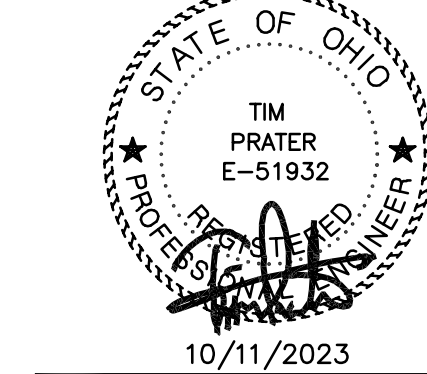
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CIVIL ENGINEER
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STRUCTURAL ENGINEER
Paul J. Ford & Company
250 E Broad St #600
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MEP ENGINEER
Prater Engineering Associates, Inc.
6130 Wilcox Road
Dublin, OH 43016
Tel: (614) 766-4896

PROJECT STATUS
Bid/Permit Set



Grove City Maintenance Building
3262 Ventura Blvd, Grove City, OH 43123

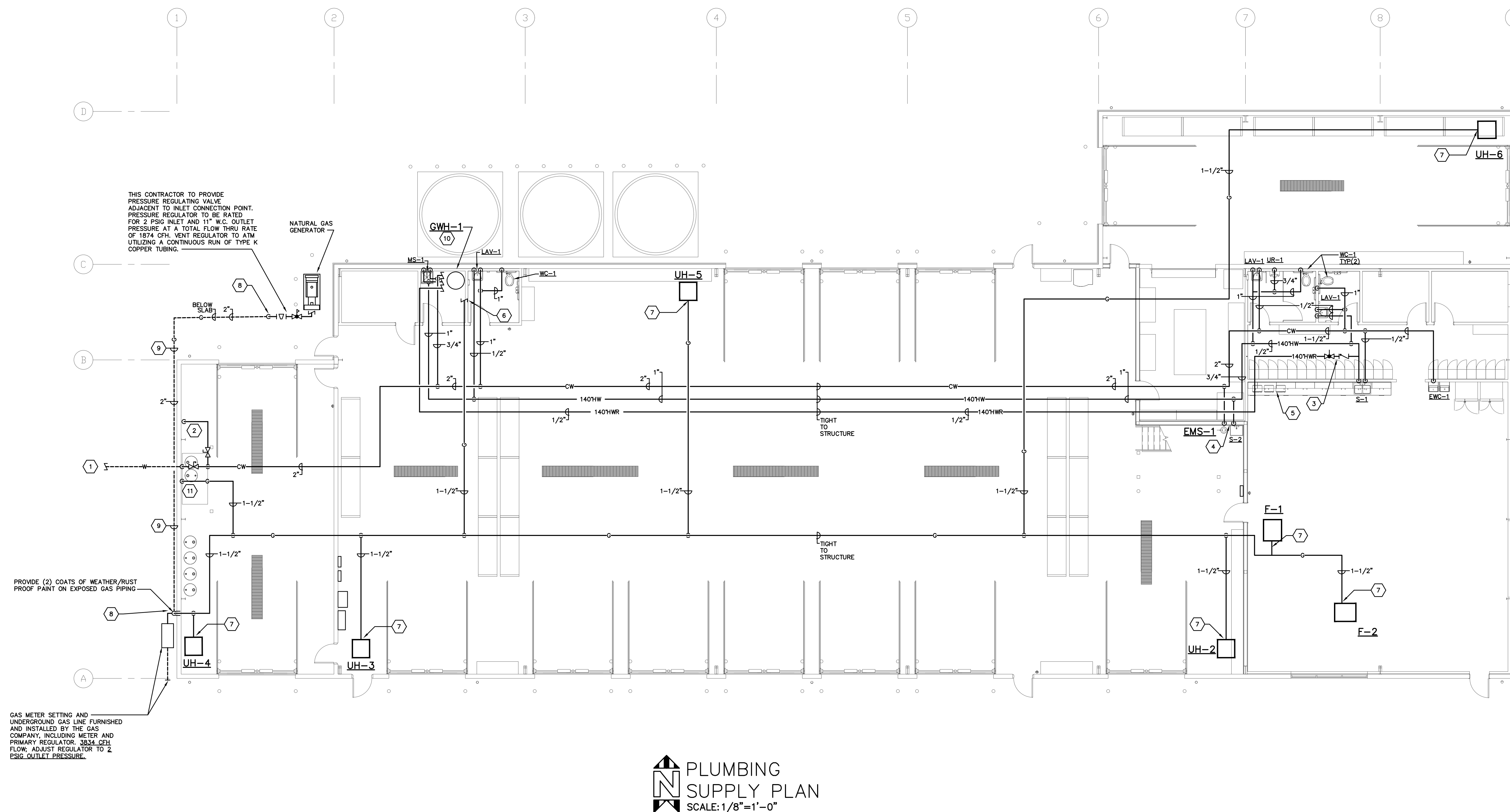
REVISIONS		
#	Description	Date
2	REVISION 2	12-12-23

INITIAL ISSUE DATE
10/11/2023

PROJECT NO.
1296.01

PLUMBING SAN
AND VENT PLAN

P1.1



PLUMBING
SUPPLY PLAN
SCALE: 1/8"=1'-0"

CODED NOTES

2. 2" DOMESTIC WATER TO 5'-0" BEYOND BUILDING FOR CONTINUATION BY SITE CIVIL ENGINEER. COORDINATE INVERT WITH CIVIL DRAWINGS. PROVIDE A MINIMUM 48" OF COVER ABOVE CPVC PIPE.
3. 1/2" CW DROP ALONG WALL STRUCTURE TO CAPPED FINISH FLOOR. USE COLD WATER LINE SHALL BE DROPPED TO 36" ABOVE FINISH FLOOR.
4. BALANCE TO 1.0-2.0 GPM
5. 1-1/2" CW & HW DROP IN STRUCTURE TO SUPPLY EMERGENCY SHOWERS/EYES/AND SINK
6. BEVERAGE MACHINE PROVIDED BY OWNER. THIS CONTRACTOR TO EXTEND 1/2" CW FROM SINK DUPPLY DROP AND MAKE FINAL CONNECTION. PROVIDE ASSE 102-2 LISTED/APPROVED BACKFLOW PREVENTER SIMILAR TO WATTS SERIES 50-3 ADJUSTED TO 1.5 GPM. PROVIDE 1/2" CW FROM SINK TO MAKE FINAL CONNECTION TO THE BACKFLOW PREVENTER INDIRECT "SAFE WATER" TO DSB-1. PROVIDE WITH "READY ACCESS". ALL EXPOSED SUPPLY AND DRAIN PIPING TO BE TYPE 1, "SOFT COPPER" WITH TUBING INSTALLATION BE COORDINATE WITH ELECTRICAL ENGINEER FOR ADVANCE OF WORK.
7. 1-1/2" GAS LINE TO BE RUN TO GAS FIRED WATER HEATER. SEE GAS CONNECTION DIAGRAM ON SHEET P2.1 AND HVAC SHEETS FOR FURTHER DETAILS AND SPECIFICATIONS.
8. GAS CONNECTION TO LISTED HVAC EQUIPMENT. SEE GAS CONNECTION DIAGRAM ON SHEET P2.1 AND HVAC SHEETS FOR FURTHER DETAILS AND SPECIFICATIONS.
9. PROVIDE FACTORY ASSURED ANODE-LESS RISERS AT STEEL-PLASTIC TRANSITION POINT. ANODE-LESS RISER TO CONFORM TO ASTM D2513.
10. BELOW GRADE PIPING TO BE POLYETHYLENE PLASTIC TUBING AND FITTINGS CONFORMING TO ASTM D2513 AND BE BURIED A MINIMUM OF 36" BELOW FINISH GRADE. PIPING TO BE 80 PSI RATED. PROVIDE 1/2" CW FROM SINK TO MAKE FINAL CONNECTION TO THE BACKFLOW PREVENTER INDIRECT "SAFE WATER" TO DSB-1. PROVIDE WITH "READY ACCESS". ALL EXPOSED SUPPLY AND DRAIN PIPING TO BE TYPE 1, "SOFT COPPER" WITH TUBING INSTALLATION BE COORDINATE WITH ELECTRICAL ENGINEER FOR ADVANCE OF WORK.
11. TO TERMINATE ABOVE GRADE AT EACH END OF PLASTIC TUBING. TRACER WIRE TO BE APPROVED FOR BURIAL BELOW GRADE. CONTRACTOR TO FIELD LOCATE NEW BELOW GRADE PLASTIC TUBING WITH FOUNDATIONS AND OTHER UTILITIES IN 800.362.2764 TO ARRANGE FOR CONFORMATION OF EXISTING UNDERGROUND ITEMS.
12. AIR INTAKE AND EXHAUST TO BE INSTALLED BY THIS CONTRACTOR PER MECHANICAL ENGINEER REQUIREMENTS. CONTRACTOR TO MAKE SURE EXHAUST STRUCTURE TO DAYLIGHT AND TERMINATE WITH CONCENTRIC INTAKE / VENT KIT FROM MANUFACTURER AT 9' ABOVE FINISH FLOOR OR AS COORDINATED IN-FIELD BY CONTRACTOR.
13. 1-1/2" GAS SUPPLY LINE DROP ALONG WALL STRUCTURE AND CAPPED FOR FUTURE USE. GAS LINE SHALL BE DROPPED TO 36" ABOVE FINISH FLOOR. SEE GAS CONNECTION DIAGRAM ON SHEET P2.1 FOR EQUIPMENT TO PROVIDE BEFORE DROP TO GAS. CAP, PRESSURE REGULATOR AND 1/2" CW TO MAKE SURE PRESSURE GAS LOAD FOR ALL FUTURE EQUIPMENT. PRESSURE REGULATOR BASED ON HOTSYS MODEL 1400-1414-1415. CONTRACTOR TO FIELD VERIFY GAS CONNECTION LOADS AND POINTS IN ADVANCE OF WORK.

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STRUCTURAL ENGINEER

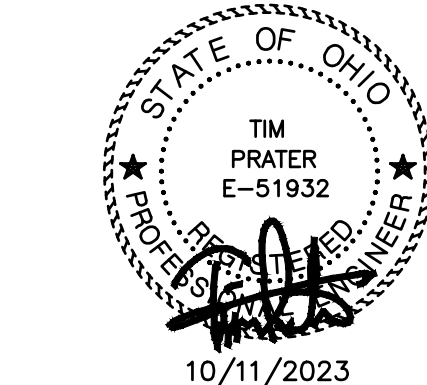
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PROJECT STATUS

Bid/Permit Set



10/11/2023

Grove City Maintenance Building

3262 Ventura Blvd, Grove City, OH 43123

REVISIONS

[illegible]

INITIAL ISSUE DATE

10/11/2023

PROJECT NO.

1296.01

PLUMBING SUPPLY PLAN

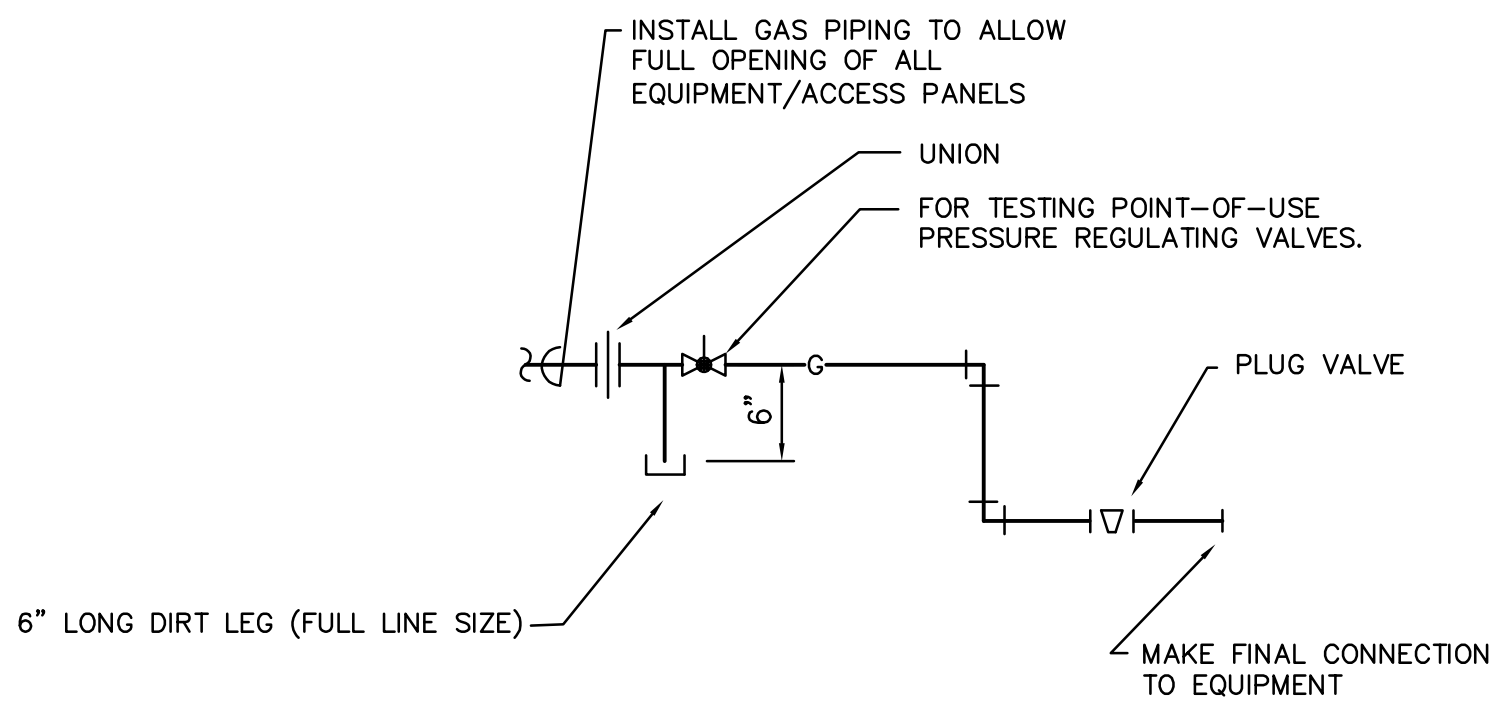
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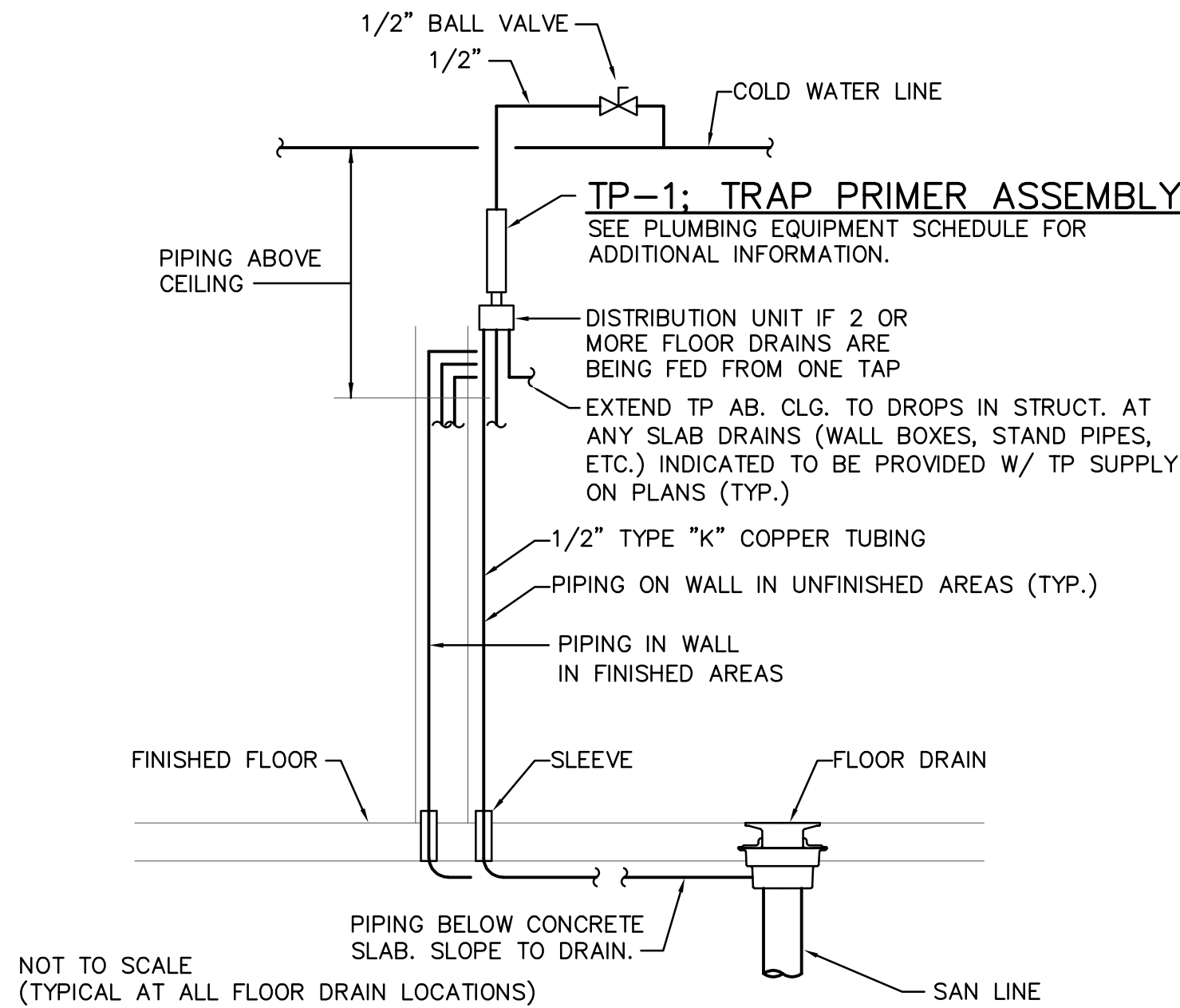
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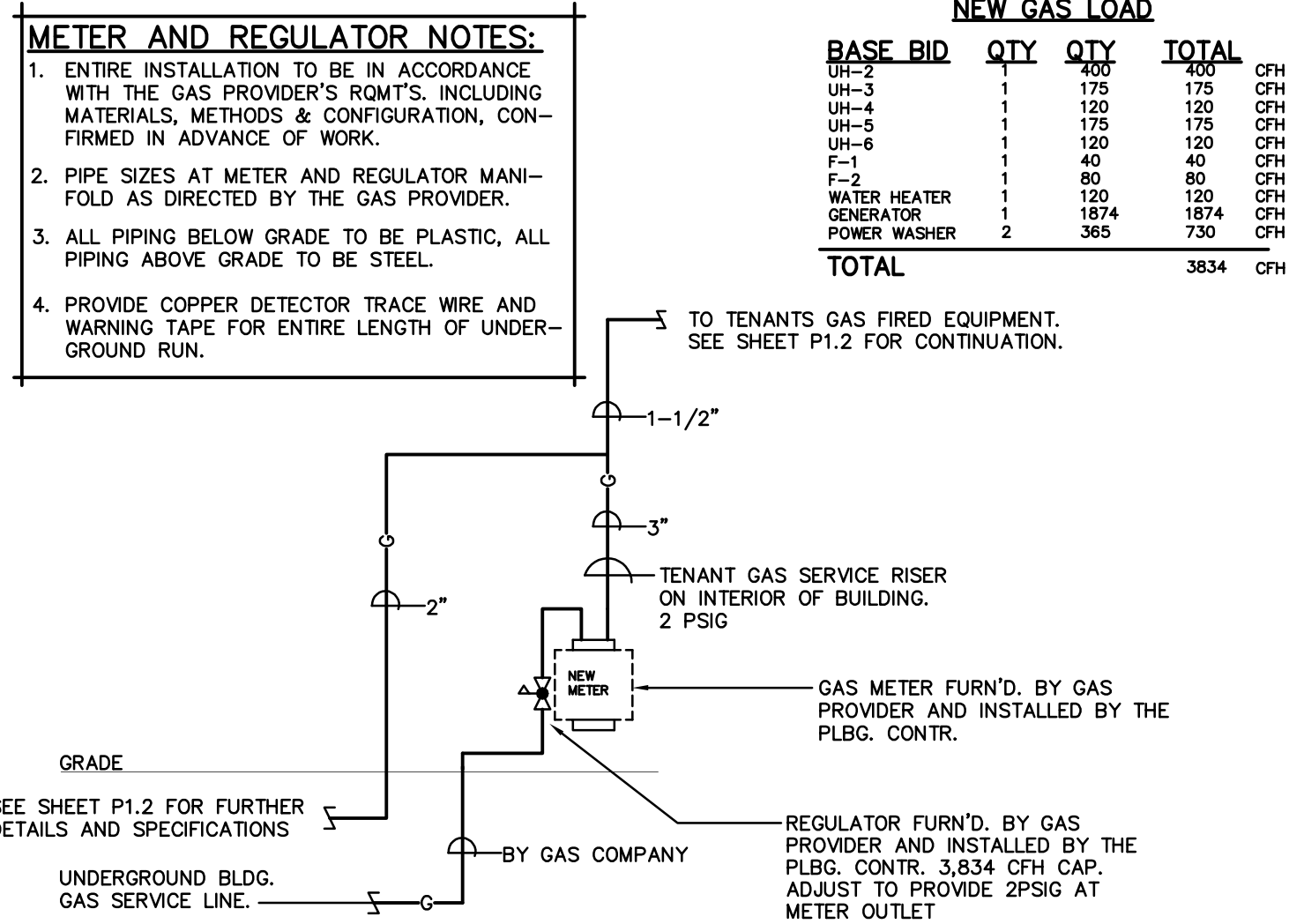
DESIGNED BY J-TVIN	DRAWN BY J-TVIN	CHECKED BY C-ANDERSON	JOB NUM. 23132
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GAS CONNECTION DETAIL



TP-1; TRAP PRIMER PIPING DIAGRAM



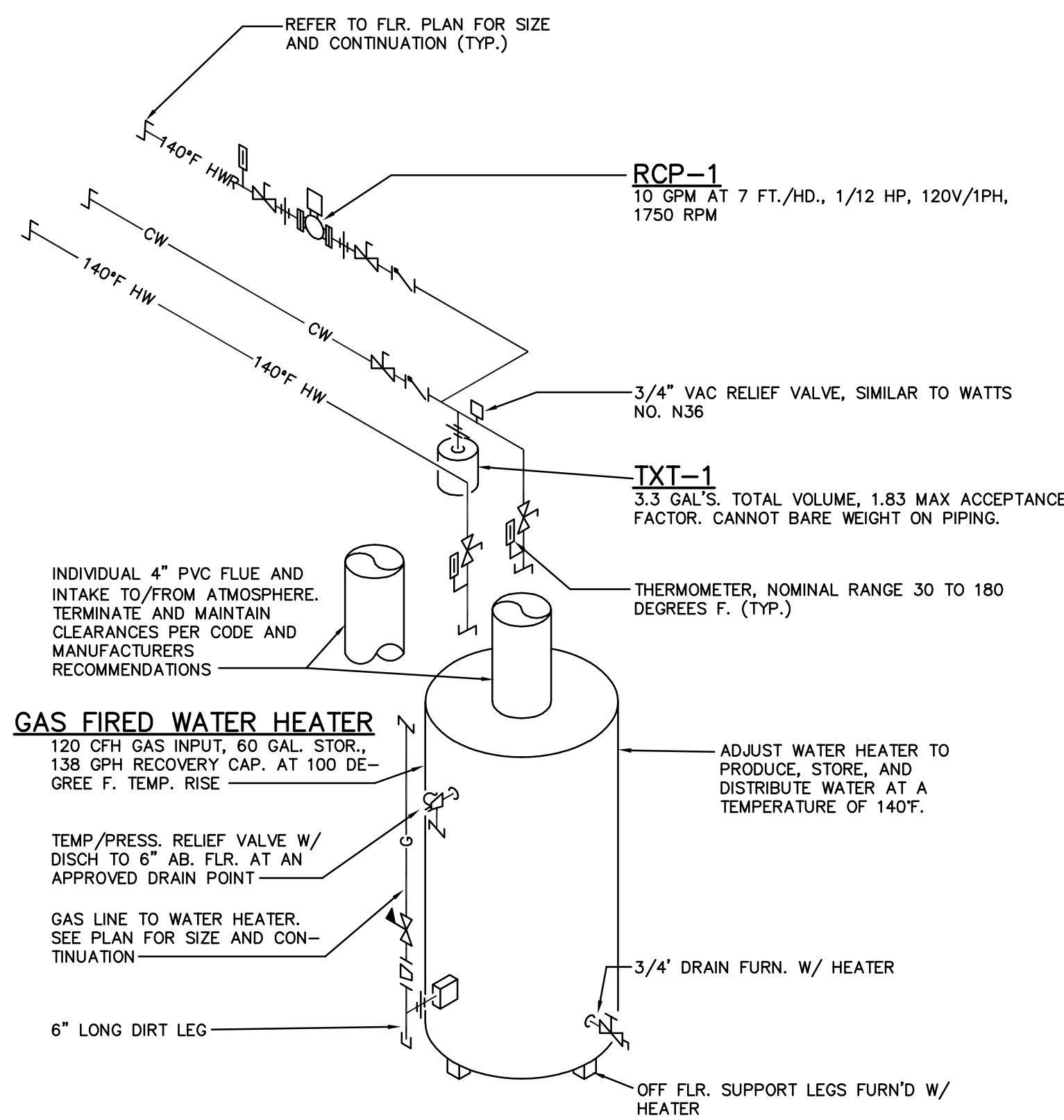
GAS METER AND REGULATOR DIAGRAM

PLUMBING LEGEND	
SYMBOL	DESCRIPTION
—CW—	DOMESTIC COLD WATER LINE
—A—	MEDICAL AIR
—C—	FIRE PROTECTION LINE
—O—	GAS LINE (NATURAL)
—HW—	HOT WATER LINE (DOMESTIC)
—HWR—	HOT WATER RETURN (DOMESTIC)
—IND—	INDIRECT WASTE LINE
—SAN—	SANITARY LINE
—GREASE—	KITCHEN GREASE SANITARY LINE
—STM—	STORM LINE
—TP—	TRAP PRIMER LINE
—TW—	TEMPERED WATER (DOMESTIC)
—V—	VENT LINE
—W—	WATER SERVICE LINE
—	CONNECT TO EXISTING

PLUMBING ABBREVIATIONS	
AB.	ABOVE
A.F.F.	ABOVE FINISHED FLOOR
APPROX.	APPROXIMATELY
BEL.	BELOW
BLDG.	BUILDING
C.D.	CANOPY DRAIN
CLG.	CEILING
CL.	CLEAN OUT
CONN.	CONNECT
CONTR.	CONTRACTOR
DTL.	DETAIL
DN.	DOWN
DS.	DOWNSPOUT
EX.	EXISTING
EXT.	EXTENSION
FLR.	FLOOR
F.D.	FLOOR DRAIN
F.V.	FLUSH VALVE

PLUMBING FIXTURE SCHEDULE	
PLUMBING FIXTURE NOTES:	
1. UNLESS INDICATED OTHERWISE, THE ARCHITECT SHALL SELECT THE FIXTURE COLOR/FINISH FROM THE MANUFACTURER'S FULL RANGE OF STANDARD OPTIONS.	
2. UNLESS INDICATED OTHERWISE, ALL EXPOSED PIPING SHALL BE FINISHED WITH POLISHED CHROME FINISH, INCLUDING FAUCETS, TRAPS, STOPS, PIPING, ETC.	
3. UNLESS INDICATED OTHERWISE, ALL EXPOSED PIPING SHALL BE FINISHED WITH POLISHED CHROME FINISH BRASS ESOUTHOEONS AT ALL WALL/CABINET PENETRATIONS AND FIXTURE CONNECTIONS.	
FIXTURE	MANUFACTURER
WC-1	AMERICAN STANDARD/BEMIS/ZURN/SLOAN
LAV-1	AMERICAN STANDARD/MCGUIRE
MS-1	FIAT/AMERICAN STANDARD
UR-1	AMERICAN STD./ZURN
DSB-1	QATEY / WATTS
S-1	KOHLER/ELKAY
S-2	FIAT PRODUCTS
EW-1	ELKAY/MCGUIRE/ZURN

FIXTURE	MANUFACTURER	REMARKS	PIPE SIZE
WC-1	AMERICAN STANDARD/BEMIS/ZURN/SLOAN	FIXTURE: AMERICAN STD. NO. 3351.101 APFWALL MILLENNIUM FLOWMISE ELONGATED FLUSHOMETER WALL HUNG TOP SPUD TOILET PROVIDE WITH EVERLON COATING. OPERATING RANGE 1.1 GPF TO 1.6 GPF. CONTROLS: SLOAN MANUAL FLUSHOMETER MODEL NO. ROYAL 110. 1.6 GPF, POLISHED CHROME WITH ADJUSTABLE TAILPIECE. SEAT: BEMIS MODEL NO. 165555ST OPEN FRONT LESS COVER, ELONGATED, EXTRA HEAVY-DUTY, INJECTION MOULDED SOLID PLASTIC TOILET SEAT. WITH SELF-SUSTAINING CHECK HINGES. CARRIER: ZURN SERIES 2100	1"
LAV-1	AMERICAN STANDARD/MCGUIRE	FIXTURE: AMERICAN STANDARD DECORUM MODEL NO. 802400EC020 WALL HUNG LAVATORY. CONTROLS: MOEN ALGUN SINGLE LEVER HANDLE LAVATORY FAUCET MODEL 6190. 1.5 GPM MAX FLOW, BRUSHED GOLD FINISH. TRAP: MCGUIRE MODEL 1149WC FLAT GRID STAINLESS STEEL STRAINER, 17 GA. BRASS DRAIN OUTLET WITH OFFSET WHEELCHAIR TAILPIECE AND P-TRAP. MCGUIRE MODEL 8902C-1-1/4"x 1-1/2" 17 GA. P-TRAP, CHROME PLATED. STOP(S): MCGUIRE MODEL 2165K 1/2" LAVATORY SUPPLIES W/ LOOSE KEY BRASS ANGLE STOPS & COPPER FLEX TUBE RISERS. ALL CHROME PLATED	1/2"
MS-1	FIAT/AMERICAN STANDARD	FIXTURE: FIAT MODEL NO. MSB-2424 (MOLDED STONE) WITH INTEGRAL DRAIN CONTROLS: AMERICAN STANDARD MODEL 8355.110 WITH INTEGRAL CHECK VALVES TRAP: CAST IRON OR COPPER 3" P-TRAP OTHER: FIAT MODEL NO. E-88-AA STAINLESS STEEL BUMPER GUARDS FIAT MODEL NO. MSB-2424 STAINLESS STEEL WALL GUARDS FIAT MODEL NO. 889-CC STAINLESS STEEL MOP HANGER	1/2"
UR-1	AMERICAN STD./ZURN	FIXTURE: AMERICAN STANDARD PINTBROOK 0.5 GPF URINAL MODEL NO. 8022.01.020, PROVIDE WITH SENSOR OPERATED BATTERY POWERED FLUSH VALVE ZURN MODEL ZR6003AV. CARRIER: ZURN SERIES 1221	3/4"
DSB-1	QATEY / WATTS	FIXTURE: QATEY # 37973 MODA AUX DRAIN OUTLET BOX WITH 37533 SEMI-COVER FACEPLATE STOP: PROVIDE WITH WYE FITTING HAVING INTEGRAL SHUT-OFFS FOR OWNER PROVIDED BEVERAGE DISPENSER, REFRIGERATOR, AND COFFEE MACHINE. EQUIP. SUPPLY HOSE: 1/2" BRAIDED STAINLESS STEEL EQUIPMENT SUPPLY HOSE; COORDINATE LENGTH WITH EQUIPMENT BEING SERVED MISC.: PROVIDE WOOD BLOCKING IN WALL STRUCTURE FOR DRAIN BOX INSTALLATION. MATERIALS TO COMPLY WITH GENERAL CONTRACT REQUIREMENTS. ICE MAKER BOXES IN RATED WALL ARE TO BE PROVIDED WITH AN ENCLOSING ASSEMBLY BY THE PLUMBING CONTRACTOR PER GENERAL CONTRACT REQUIREMENTS TO MAINTAIN THE WALL RATING.	1/2"
S-1	KOHLER/ELKAY	FIXTURE: STAINLESS STEEL SINK, KOHLER MODEL VAULT K-3996-4 DOUBLE BOWL, 1/8 GAUGE, TYPE 304 STAINLESS STEEL, 33"x22"x6-5/16" OVER-ALL SIZE CONTROLS: DELTA MODEL 9159-DST, SINGLE HANDLE DECK MOUNT FAUCET ARC SPOUT, 1.0 GPM LAMINAR FLOW, QUARTER TURN CERAMIC DISC VALVE DRAIN: ELKAY MODEL LK-99 BASKET STRAINER TRAP: 1 1/2" TAILPIECE & 1 1/2" CAST BRASS P-TRAP STOP(S): PROVIDE WITH CHROME PLATED KEY OPERATED STOPS & CHROME PLATED SUPPLY RISERS. WASTE DISPOSER: EMERSON IN-SINK-ERATOR MODEL BADGER ONE, RUGGED GALVANIZED STEEL CONSTRUCTION, AND 1/3 HP, 120 VOLT, 60 HZ MOTOR	1/2"
S-2	FIAT PRODUCTS	FIXTURE: SERV-A-SINK LAUNDRY TUB, FIAT PRODUCTS MODEL FL-1 FLOOR MOUNTED SINK W/ LEGS, 23"x21-1/2"x13-7/16" OVER-ALL BOWL SIZE CONTROLS: FIAT PRODUCTS MODEL A1000, CHROME PLATED, 4" BLADE HANDLES, 1.0 GPM LAMINAR FLOW DRAIN: ELKAY MODEL LK-99 BASKET STRAINER TRAP: 1 1/2" TAILPIECE & 1 1/2" CAST BRASS P-TRAP STOP(S): PROVIDE WITH CHROME PLATED KEY OPERATED STOPS & CHROME PLATED SUPPLY RISERS	1/2"
EW-1	ELKAY/MCGUIRE/ZURN	FIXTURE: ELKAY SPLIT LEVEL SURFACE MTD. WATER COOLER, NO. 1231WSPWP WITH INTEGRAL FILTER, CHILLER, & BOTTLE FILLER CARRIER: ZURN SERIES 21225 TRAPS: MCGUIRE MODEL 8902 1 1/4" X 1 1/2" 17 GA. P-TRAP, CHROME PLATED STOP(S): MCGUIRE MODEL 2166 1/2" CLOSET SUPPLY W/ WHEEL HANDLE BRASS ANGLE STOP AND COPPER FLEX TUBING RISER. ALL CHROME PLATED	1/2"

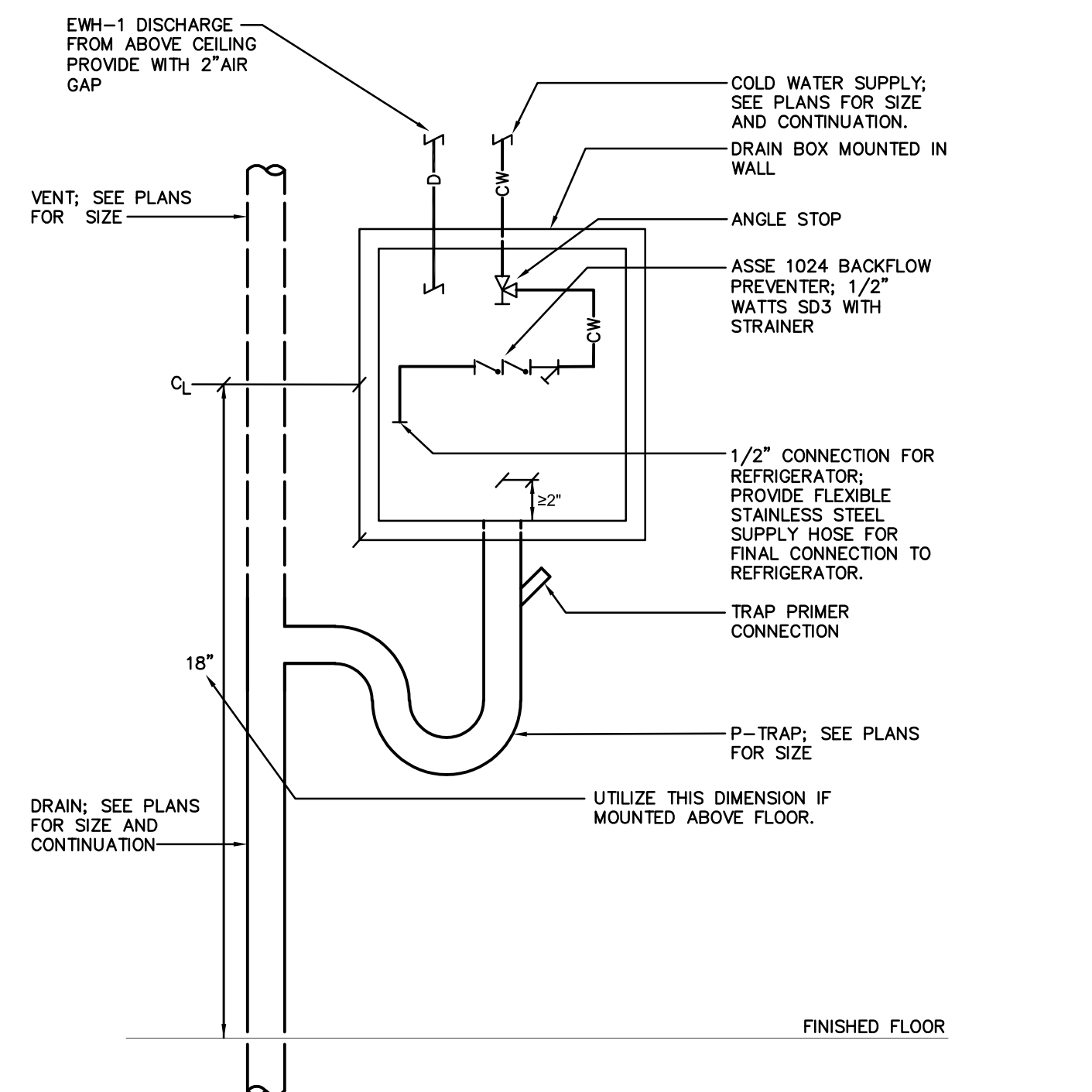


GWH-1; GAS FIRED WATER HEATER DIAGRAM

PLUMBING EQUIPMENT	
TRAP PRIMER VALVE ASSEMBLY SIMILAR TO SIOUX CHIEF PRIME PERFECT SERIES 695 WITH A MAXIMUM WORKING PRESSURE OF 250 PSIG, PRESSURE ACTIVATED AT A MINIMUM OF 10 PSIG DIFFERENTIAL, 1/2" FEMALE INLET, 1/2" MALE OUTLET, INTEGRAL SEDIMENT SCREEN, DIAPHRAGM ADJUSTABLE, FIELD ADJUSTABLE WATER DISCHARGE RATE, CERTIFIED BY THE AMERICAN SOCIETY OF SANITARY ENGINEERING TO ASSE 1018-2001 SPECIFICATIONS, AND LISTED BY THE UPC/APMO. INSTALLATION TO BE PER MANUFACTURER'S RECOMMENDATIONS.	
OS-1; OIL INTERCEPTOR STREEM OIL TANKER MODEL 01-0001 SHALL BE LIFETIME GUARANTEED AND MADE IN USA OF HIGH DENSITY POLYETHYLENE WITH 7/8" NOMINAL WALL THICKNESS. SEPARATOR SHALL BE FURNISHED FOR BELOW GRADE INSTALLATION WITH FIELD ADJUSTABLE RISER SYSTEM. SEPARATOR FLOW RATE SHALL BE 370 GPM. SEPARATOR OIL CAPACITY SHALL BE 477 GALLONS. SEPARATOR LIQUID CAPACITY SHALL BE 1000 GALLONS (133 CU. FT.) SEPARATOR SHALL BE CERTIFIED TO APMO IGC 183-2016.	
TWT-1; THERMAL EXPANSION TANK (ASME LISTED) NATURAL GAS WATER HEATER SHALL BE A. O. SMITH CYCLONE MODEL # BTH-120(A) OR EQUAL, MINIMUM 95% THERMAL EFFICIENCY, A STORAGE CAPACITY OF 60 GALLONS, AN INPUT RATING OF 120,000 BTUS PER HOUR, A RECOVERY RATING OF 138 GALLONS PER HOUR (GPH) AT 100°F RISE AND A MAXIMUM HYDROSTATIC WORKING PRESSURE OF 160 PSI. WATER HEATER(S) SHALL: 1. MODULATING GAS BURNER THAT AUTOMATICALLY ADJUSTS THE INPUT BASED ON DEMAND, 2. POWERED ANODES THAT ARE NON SACRIFICIAL AND MAINTENANCE FREE, 3. HAVE SEAMLESS GLASS-LINED STEEL TANK CONSTRUCTION, WITH GLASS LINING APPLIED TO ALL WATER-SIDE SURFACES AFTER THE TANK HAS BEEN ASSEMBLED AND WELDED, 4. MEETS THE THERMAL EFFICIENCY AND/OR STANDBY LOSS REQUIREMENTS OF THE U. S. DEPARTMENT OF ENERGY AND CURRENT EDITION OF ASHRAE/IES 90.1, 5. HAVE FOAM INSULATION AND A CSA CERTIFIED AND ASME RATED T&P RELIEF VALVE, 6. HAVE A DOWN-FRIED POWER BURNER DESIGNED FOR PRECISE MIXING OF AIR AND GAS FOR OPTIMUM EFFICIENCY, REQUIRING NO SPECIAL CALIBRATION ON START-UP, 7. BE APPROVED FOR CL CLEARANCE TO COMBUSTIBLES, THE CONTROL SHALL BE AN INTEGRATED SOLID-STATE TEMPERATURE AND IGNITION CONTROL DEVICE WITH INTEGRAL DIAGNOSTICS, GRAPHIC USER INTERFACE, FAULT HISTORY DISPLAY, AND SHALL HAVE DIGITAL TEMPERATURE READOUT, 1. ALL MODELS ARE DESIGN CERTIFIED BY UNDERWRITERS LABORATORIES (UL), INC., ACCORDING TO ANSI Z21.10.3 - CSA 4.3 STANDARDS GOVERNING STORAGE TYPE WATER HEATERS, 2. MEET THE THERMAL EFFICIENCY AND STANDBY LOSS REQUIREMENTS OF THE U. S. DEPARTMENT OF ENERGY AND CURRENT EDITION ASHRAE/IES 90.1, COMPLIES WITH SCAGM RULE 1146.2 AND OTHER AIR QUALITY MANAGEMENT DISTRICTS WITH SIMILAR REQUIREMENTS FOR LOW NOX EMISSIONS, PROVIDE WITH ACID NEUTRALIZATION DRAIN KIT	
GWH-1; GAS FIRED WATER HEATER NATURAL GAS WATER HEATER SHALL BE A. O. SMITH CYCLONE MODEL # BTH-120(A) OR EQUAL, MINIMUM 95% THERMAL EFFICIENCY, A STORAGE CAPACITY OF 60 GALLONS, AN INPUT RATING OF 120,000 BTUS PER HOUR, A RECOVERY RATING OF 138 GALLONS PER HOUR (GPH) AT 100°F RISE AND A MAXIMUM HYDROSTATIC WORKING PRESSURE OF 160 PSI. WATER HEATER(S) SHALL: 1. MODULATING GAS BURNER THAT AUTOMATICALLY ADJUSTS THE INPUT BASED ON DEMAND, 2. POWERED ANODES THAT ARE NON SACRIFICIAL AND MAINTENANCE FREE, 3. HAVE SEAMLESS GLASS-LINED STEEL TANK CONSTRUCTION, WITH GLASS LINING APPLIED TO ALL WATER-SIDE SURFACES AFTER THE TANK HAS BEEN ASSEMBLED AND WELDED, 4. MEETS THE THERMAL EFFICIENCY AND/OR STANDBY LOSS REQUIREMENTS OF THE U. S. DEPARTMENT OF ENERGY AND CURRENT EDITION OF ASHRAE/IES 90.1, 5. HAVE FOAM INSULATION AND A CSA CERTIFIED AND ASME RATED T&P RELIEF VALVE, 6. HAVE A DOWN-FRIED POWER BURNER DESIGNED FOR PRECISE MIXING OF AIR AND GAS FOR OPTIMUM EFFICIENCY, REQUIRING NO SPECIAL CALIBRATION ON START-UP, 7. BE APPROVED FOR CL CLEARANCE TO COMBUSTIBLES, THE CONTROL SHALL BE AN INTEGRATED SOLID-STATE TEMPERATURE AND IGNITION CONTROL DEVICE WITH INTEGRAL DIAGNOSTICS, GRAPHIC USER INTERFACE, FAULT HISTORY DISPLAY, AND SHALL HAVE DIGITAL TEMPERATURE READOUT, 1. ALL MODELS ARE DESIGN CERTIFIED BY UNDERWRITERS LABORATORIES (UL), INC., ACCORDING TO ANSI Z21.10.3 - CSA 4.3 STANDARDS GOVERNING STORAGE TYPE WATER HEATERS, 2. MEET THE THERMAL EFFICIENCY AND STANDBY LOSS REQUIREMENTS OF THE U. S. DEPARTMENT OF ENERGY AND CURRENT EDITION ASHRAE/IES 90.1, COMPLIES WITH SCAGM RULE 1146.2 AND OTHER AIR QUALITY MANAGEMENT DISTRICTS WITH SIMILAR REQUIREMENTS FOR LOW NOX EMISSIONS, PROVIDE WITH ACID NEUTRALIZATION DRAIN KIT	
EMS-1; COMBINATION EMERGENCY SHOWER AND EYE WASH SIMILAR TO HAWS MODEL 8300-8308 COMBINATION SHOWER AND EYE WASH STATION, STAINLESS STEEL EYE WASH BOWL, STAINLESS STEEL HAND OPERATING CONTROL, ABS PLASTIC SHOWER HEAD WITH 200PM FLOW CONTROL, AND FULL DOWN LEVER, PROVIDE WITH HAWS 8201EW EMERGENCY TEMPERING VALVE, ADJUST VALVE TO PROVIDE A MAXIMUM OF 70°F TEMPERED WATER AT OUTLET OF VALVE. SHOWER/EYE WASH STATION MUST MEET ANSI STANDARD Z358.1	
RCP-1; HOT WATER RETURN RECIRCULATING PUMP B & G SERIES 100 IN-LINE CENTRIFUGAL TYPE PUMP WITH CLOSE COUPLED DRIVE MOTOR, ALL BRONZE CONSTRUCTION, LISTING FOR POTABLE WATER SERVICE AND 125 PSIG WORKING PRESSURE RATING. SEE PLANS FOR ADDITIONAL RATING AND CAPACITIES.	

DRAIN & CLEANOUT SCHEDULE		
DES.	LOCATION	DESCRIPTION
CO	CONCEALING WALL	USE CLEANOUT TEE AND PROVIDE CLEANOUT AND ACCESS COVER SIMILAR TO ZURN ZAMB-1468 WITH ROUN POLISHED STAINLESS STEEL ACCESS COVER, SECURING SCREW, AND BRONZE TAPER THREADED PLUG.
CO	FLOOR IN FINISH AREAS	ZURN MODEL NO.2N-1400 CAST IRON BODY ADJUSTABLE CLEANOUT WITH ANCHOR FLANGE, POLISHED NICKEL BRONZE ROUND SCORATED FRAME AND TOP, AND BOTTOM GASKET CONNECTION OUTLET. CLEANOUTS IN STRUCTURES ABOVE GRADE TO BE FURNISHED WITH CLAMPING COLLAR.
CO	FLOOR IN MECH-ANICAL/UTILITY AREAS AT EXTERIOR	ZURN MODEL NO. 2-1400-HD CAST IRON BODY ADJUSTABLE CLEANOUT WITH ANCHOR FLANGE, COATED ROUND SCORATED FRAME AND TOP, AND BOTTOM GASKET CONNECTION OUTLET. CLEANOUTS IN STRUCTURES ABOVE GRADE TO BE FURNISHED WITH CLAMPING COLLAR.
CO	EXPOSED OR WITHIN ACCESSIBLE STRUCTURE	ZURN MODEL 2B-1470 WITH COUNTER-SUNK TAPERED THREADED BRONZE PLUG.
FD-1	FINISHED FOOT TRAFFIC AREAS	ZURN NO. 2M-445 CAST IRON ADJUSTABLE FLOOR DRAIN WITH MEMBRANE/FLASHING CLAMP, NICKEL/BRONZE FINISHED 6" ROUND GRATE & GASKETED OUTLET, FURNISH WITH INLET FUNNEL AND/OR INTEGRAL BACKWATER PROTECTION WHERE INDICATED ON PLANS. PROVIDE WITH TRAP PRIMER INLET.
Id-1	SLOTTED TRENCH DRAIN	ZURN 2B82-64-DOE 8 FOOT LONG TRENCH DRAIN, CLASSIFICATION D RATED FOR HEAVY HEAVY VEHICLES, PROVIDE WITH JOINT CONNECTOR AND SIDE WALL EXTENSIONS AS REQUIRED.

FIELD VERIFY CONDITIONS	
A.	DESIGN DRAWINGS ARE SCHEMATIC. THIS CONTRACTOR SHALL VISIT THE SITE PRIOR TO BIDDING OR AWARD OF CONTRACT TO INSPECT EXISTING FIELD CONDITIONS. THIS CONTRACTOR SHALL INCLUDE ALL LABOR AND MATERIALS NECESSARY FOR FIELD MODIFICATIONS DUE TO FIELD CONDITIONS.
B.	THE CONTRACTOR SHALL CONTACT THE ARCHITECT, ENGINEER OR OWNER PRIOR TO BIDDING FOR INTERPRETATIONS AND CLARIFICATIONS OF THE DESIGN AND INCLUDE IN HIS BID ALL COSTS TO MEET THE DESIGN INTENT. CLARIFICATIONS MADE BY THE ARCHITECT, ENGINEER OR OWNER AFTER BIDDING WILL BE FINAL AND SHALL BE IMPLEMENTED AT CONTRACTORS COST.
C.	BIDDING CONTRACTORS SHALL HAVE A WORKING KNOWLEDGE OF LOCAL CODES AND ORDINANCES AND SHALL INCLUDE IN THEIR BIDS THE COSTS FOR ALL WORK INSTALLED IN STRICT ACCORDANCE WITH GOVERNING CODES, THE PLANS AND SPECIFICATIONS NOT WITHSTANDING, THE CONTRACTOR SHALL ALERT ARCHITECT, ENGINEER OR OWNER OF ANY APPARENT DISCREPANCIES BETWEEN GOVERNING CODES AND DESIGN INTENT.
D.	REFER TO ARCHITECTURAL DOCUMENTATION FOR ADDITIONAL SCOPE/INFORMATION REGARDING WORK, INCLUDING IDENTIFICATION OF AREAS AND ITEMS INVOLVED, AS WELL AS INFORMATION OF BOTH A GENERAL AND SPECIFIC NATURE.
E.	PRIOR TO SUBMITTING BID, THIS CONTRACTOR SHALL EXAMINE THE PROJECT CONTRACT DOCUMENTS TO DEVELOP A COMPLETE UNDERSTANDING OF THE SCOPE OF WORK, FAILURE TO REVIEW ALL CONTRACT DOCUMENTS SHALL NOT RELIEVE THE CONTRACTOR OF HIS RESPONSIBILITIES TO PERFORM ALL WORK REQUIRED. THE CONTRACTOR SHALL, UPON REVIEW OF THE CONTRACT DOCUMENTS, ADVISE THE ARCHITECT/ENGINEER OF ANY DISCREPANCIES WHICH WILL AFFECT THE EXECUTION OF HIS WORK.



DSB-1; DRAIN-SUPPLY BOX DETAIL

PLUMBING NOTES	
1.	UNLESS DIRECTED OTHERWISE, WHERE CONCEALING/FINISH STRUCTURE IS PROVIDED UNDER SEPARATE CONTRACT, ALL WORK IN THE PLUMBING CONTRACT NOT SPECIFICALLY INTENDED OR IDENTIFIED FOR EXPOSED/VISIBLE INSTALLATION SHALL BE INSTALLED WITHIN THE CONCEALING/FINISH STRUCTURE.
2.	ALL PIPING SHOWN IS ABOVE CEILING IN AREAS WITH DROPPED CEILING, OR AT BOTTOM OF OVERHEAD SUPPORT STRUCTURE IN EXPOSED STRUCTURE AREAS, UNLESS INDICATED OTHERWISE.
3.	THE PLUMBING CONTRACTOR IS TO SECURE AND VERIFY ALL MEASUREMENTS AND CONDITIONS AT THE PROJECT IN ADVANCE OF WORK (INCLUDING FABRICATION).
4.	THE PLUMBING CONTRACTOR IS TO PROVIDE ALL ADDITIONAL STEEL, HANGERS, RODS, CLAMPS, ETC., AS REQUIRED FOR PROPER INSTALLATION, SUPPORT, AND COORDINATION WITH OTHER TRADES. THE PLUMBING CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL INFORMATION IN PROJECT SPECIFICATIONS OR BY THE PIPE MATERIAL MANUFACTURER, SUPPORT PIPING AS FOLLOWS: A. CAST IRON PIPING (NOT IN EARTH); 5 FT. CENTERS B. STEEL PIPING; 10 FT. CENTERS C. COPPER PIPING; 8 FT. CENTERS D. PLASTIC PIPING; 4 FT. CENTERS
5.	THE PLUMBING CONTRACTOR IS RESPONSIBLE FOR PRESTOPPING AT ALL PLUMBING RELATED PENETRATIONS OF FIRE, SMOKE AND OTHER RATED STRUCTURES, INCLUDING FLOORS, WALLS, PARTITIONS, ETC.. REFER TO ARCHITECTURAL DOCUMENTATION FOR LOCATIONS OF ALL RATED STRUCTURES, AND SPECIFIC INFORMATION AND REQUIREMENTS PERTAINING TO SAME.
6.	LAYOUT AND INSTALLATION OF PLUMBING CONTRACT PIPING, EQUIPMENT, ITEMS AND ELEMENTS INDICATED ON PLANS IS TO BE IN ACCORDANCE WITH THE EXACT LOCATION, ROUTING AND INSTALLATION TO BE COORDINATED WITH BUILDING STRUCTURE AND ALL OTHER WORK PROVIDED UNDER SEPARATE CONTRACT.
7.	COORDINATE EXISTING LOCATION AND INSTALLATION OF ALL PLUMBING UTILITIES RE-LOCATED AND PROVIDED FOR UNDER SEPARATE CONTRACT WITH THE APPROPRIATE CONTRACTOR(S) IN ADVANCE OF WORK. THIS INCLUDES SUPPLY AND DRAIN ELEMENTS, FOR DIRECT (P/PEP) AND/OR INDIRECT (FLOOR/HUB DRAIN, AIR GAP, ETC.) CONNECTION/SERVICE.
8.	RUN ALL WATER & GAS LINES LEVEL.
9.	ROUGH IN ALL PIPING (SUPPLY, RETURN, WASTE, DRAIN, ETC.) FOR FIXTURES/EQUIPMENT INSTALLATION THRU OR ON FACE OF WALL (AS APPLICABLE), AND TERMINATE WITH SHORT PIPE NIPPLE AND CAP. ROUGH INS AT EXTERIOR WALLS (IF ANY) TO BE ON "WARM" SIDE OF INSULATION ASSEMBLY, AS REQUIRED FOR NON-FREEZE INSTALLATION.
10.	ALL WORK SHALL BE INSTALLED IN ACCORDANCE WITH THE STATE OF OHIO BUILDING CODE, INCLUDING APPLICABLE PLUMBING, MECHANICAL AND HANDICAP ACCESSIBILITY PROVISIONS.
11.	PROVIDE CLEANOUTS AS FOLLOWS: A. AT THE BASE OF ALL SANITARY STACKS. B. IN ALL HORIZONTAL SANITARY PIPING AT INTERVALS NOT TO EXCEED 100 LF. IN LENGTH. C. AT EACH CHANGE OF DIRECTION BY SANITARY PIPING BELOW GRADE OR AT THE LOWEST POINT OF THE HORIZONTAL DRAINAGE SYSTEM GREATER THAN 45 DEGREES, UNLESS ANOTHER CLEANOUT IS WITHIN 40 FT. DEVELOPED LENGTH. D. AT ALL SANITARY PIPING BUILDING EXIT POINTS, AND/OR BUILDING SERVICE CONNECTIONS FOR SITE UTILITY TIE-IN. E. AT CONNECTION POINTS TO EXISTING SANITARY AND VENT PIPING (TEST TYPE CLEANOUTS).
12.	UNLESS INDICATED OTHERWISE, ALL FIXTURES AND EQUIPMENT PROVIDED WITH PLUMBING SUPPLY PIPING TO BE FURNISHED WITH APPROVED/LISTED STOPS IN ACCESSIBLE LOCATIONS.
13.	SEE ARCHITECTURAL DRAWINGS FOR DETAILS OF CASEWORK, EQUIPMENT AND OTHER ITEMS/ELEMENTS PROVIDED UNDER SEPARATE CONTRACT, INCLUDING EXACT LOCATIONS AND UTILITY CONNECTION REQUIREMENTS. COORDINATE PLUMBING UTILITY WORK AS REQUIRED IN ADVANCE, INCLUDING PLACEMENT OF FITTINGS, ACCESSORIES, APPURTENANCES, DRAINS, ETC..
14.	VERIFY THE EXACT LOCATION AND INSTALLATION REQUIREMENTS FOR ALL DRAINS WITH THE ARCHITECTURAL AND STRUCTURAL DOCUMENTATION FOR PROPER PLACEMENT IN RESPECT TO SLOPES AND STRUCTURE AT EACH DRAIN. COORDINATE INSTALLATION WITH THE APPROPRIATE CONTRACTOR. FINAL INSTALLATION AND CLEANOUT SUBJECT TO APPROVAL.
15.	UNLESS INDICATED OTHERWISE, BUILDING DRAIN SANITARY TIE-INS ARE PROVIDED AT 5 FT. BEYOND FACE OF EXTERIOR PERIMETER STRUCTURE AND CONTINUED TO SITE UTILITY ELEMENTS UNDER SEPARATE CONTRACT. COORDINATE/CONFIRM LOCATIONS (INCLUDING INVERT ELEVATION) WITH THE SITE UTILITY CONTRACTOR IN ADVANCE.
16.	UNLESS INDICATED OTHERWISE, BUILDING WATER SERVICE TIE-IN IS PROVIDED AT 5 FT. BEYOND FACE OF EXTERIOR PERIMETER STRUCTURE FROM SITE UTILITY ELEMENTS UNDER SEPARATE CONTRACT. COORDINATE/CONFIRM LOCATION (INCLUDING DEPTH OF BURIAL) WITH THE SITE UTILITY CONTRACTOR IN ADVANCE.
17.	NO PLUMBING PIPING IS TO BE RUN THRU OR ABOVE THE FOLLOWING AREAS, EXCEPT PIPING SUPPLY PROTECTION FOR THAT SPECIFIC AREA: ELECTRICAL, SWITCHGEAR ROOMS, ELECTRICAL UTILITY ROOMS/CLOSETS, ELEVATOR SHAFTS, ELEVATOR MACHINE ROOMS, TELEPHONE/COMMUNICATION ROOMS/CLOSETS, UPS EQUIPMENT ROOMS, BATTERY STORAGE AND/OR CHARGING ROOMS, DATA PROCESSING AND/OR STORAGE ROOMS, OR ANY SIMILAR TYPE AREAS SENSITIVE TO POTENTIAL WATER LEAKAGE OR DISCHARGE AS A RESULT OF ACCIDENTAL DAMAGE TO, OR DETERIORATION OF, PIPING ELEMENTS.
A.	PIPING FOR PLUMBING ELEMENTS REQUIRED TO BE IN THESE AREAS TO BE "DEAD END" TYPE BRANCHES, EXTENDING THE SPACE IN AS DIRECT A MANNER AS POSSIBLE.
B.	LOCATION OF NEW AREAS OF THESE TYPES TO BE DETERMINED AND CONFIRMED FROM INDICATION BY THE PLUMBING PLANS, AS WELL AS ARCHITECTURAL DOCUMENTATION PRIOR TO START OF WORK.
C.	WHENEVER POSSIBLE, PIPING IN THESE AREAS TO BE INSTALLED IN SUCH A MANNER AS TO NOT RUN DIRECTLY ABOVE ELECTRICAL EQUIPMENT OR ANY OTHER WATER SENSITIVE ELEMENTS. LOCATION OF PERTINENT ELEMENTS TO BE CONFIRMED FROM PROJECT DOCUMENTATION FOR OTHER TRADES, AND ACTUAL INSTALLATION COORDINATED WITH THE INSTALLING CONTRACTOR.
D.	WHEN PIPING IS PERMITTED WITHIN THESE AREAS, AND INSTALLATION ABOVE ELECTRICAL EQUIPMENT IS UNAVOIDABLE, A DRIP PAN SHALL BE PROVIDED A MAXIMUM OF 12" BELOW PIPING INSTALLATION, EXTENDING TO A POINT 12" BEYOND THE ENTIRE EQUIPMENT PERIMETER OUTLINE BELOW. WIDTH OF DRIP PAN TO BE ADEQUATE TO CONTAIN ALL POTENTIAL LEAKAGE FROM OVERHEAD PIPING ELEMENTS.
E.	DRIP PANS TO BE FABRICATED FROM 20 GAUGE GALVANIZED SHEET METAL WITH A MINIMUM 1" HIGH LIP AT THE ENTIRE PERIMETER, SEALED WATERTIGHT. SLOPE TO 1" DIAMETER OUTLET(S), WITH FULL SIZE DRAIN PIPING EXTENDED TO APPROVED DRAIN POINT(S) AS SPECIFIED HEREIN. DRIP PANS MAY BE SUPPORTED FROM BUILDING STRUCTURE, OR FROM ASSOCIATED PIPING SUPPORTS, PROVIDED ADEQUATE ABILITY TO DO SO IS CONFIRMED BY THE PLUMBING CONTRACTOR. SUPPORT FROM WORK OF OTHER TRADES IS NOT PERMITTED.

CONSTRUCTION NOTES

- ALL WORK TO BE SCHEDULED IN ADVANCE WITH THE LANDLORD AND MINIMIZE DOWNTIME OF THE AFFECTED AREA, INCLUDING ASSOCIATED WORK REQUIRED IN CEILING SPACE OF FLOOR BELOW.
- HOURS AND AREAS OF ACCESS FOR CONSTRUCTION TO BE PER LANDLORDS DIRECTION, INCLUDING ALL ASSOCIATED WORK REQUIRED IN CEILING SPACE OF FLOOR BELOW.
- SEQUENCING AND PHASING OF WORK TO BE PER THE LANDLORD'S DIRECTION.
- DESIGNATED WORK AREAS ARE AS INDICATED BY THE ARCHITECTURAL PLANS AND THE LANDLORD. ANY WORK REQUIRED OUTSIDE OF THESE AREAS TO BE APPROVED BY AND SCHEDULED IN ADVANCE, WITH THE LANDLORD, INCLUDING ALL ASSOCIATED WORK REQUIRED IN CEILING SPACE OF FLOOR BELOW.
- WORK TO BE DONE IN SUCH A MANNER AS TO AVOID OR MINIMIZE INTERRUPTION OF NORMAL ACTIVITIES IN ADJACENT AREAS REMAINING IN OPERATION DURING CONSTRUCTION, INCLUDING ALL ASSOCIATED WORK REQUIRED IN CEILING SPACE OF FLOOR BELOW. ANY UTILITY OUTAGES OR IMPAIRMENTS TO BE SCHEDULED WITH THE LANDLORD IN ADVANCE, AND EXECUTED IN THE MANNER DIRECTED.
- THE PLUMBING CONTRACTOR IS RESPONSIBLE FOR FIRE-STOPPING AT ALL FIRE PROTECTION RELATED PENETRATIONS OF FIRE, SMOKE AND OTHER RATED STRUCTURES, INCLUDING FLOORS, WALLS, PARTITIONS, ETC.. REFER TO ARCHITECTURAL DOCUMENTATION FOR LOCATIONS OF ALL RATED STRUCTURES, AND SPECIFIC INFORMATION AND REQUIREMENTS PERTAINING TO SAME.
- ALL CONDITIONS UPON COMPLETION OF WORK INCLUDED UNDER THIS CONTRACT TO MATCH CONDITIONS PRIOR TO START OF WORK.

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STRUCTURAL ENGINEER

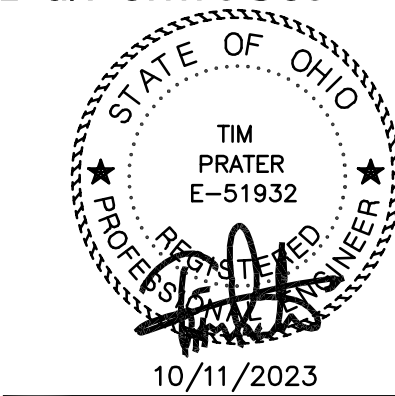
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PROJECT STATUS

Bid/Permit Set



Grove City Maintenance Building
3262 Ventura Blvd, Grove City, OH 43123

REVISIONS

#	Description	Date
1	REVISION 1	12-12-23
2	REVISION 2	12-12-23

INITIAL ISSUE DATE

10/11/2023

PROJECT NO.

1296.01

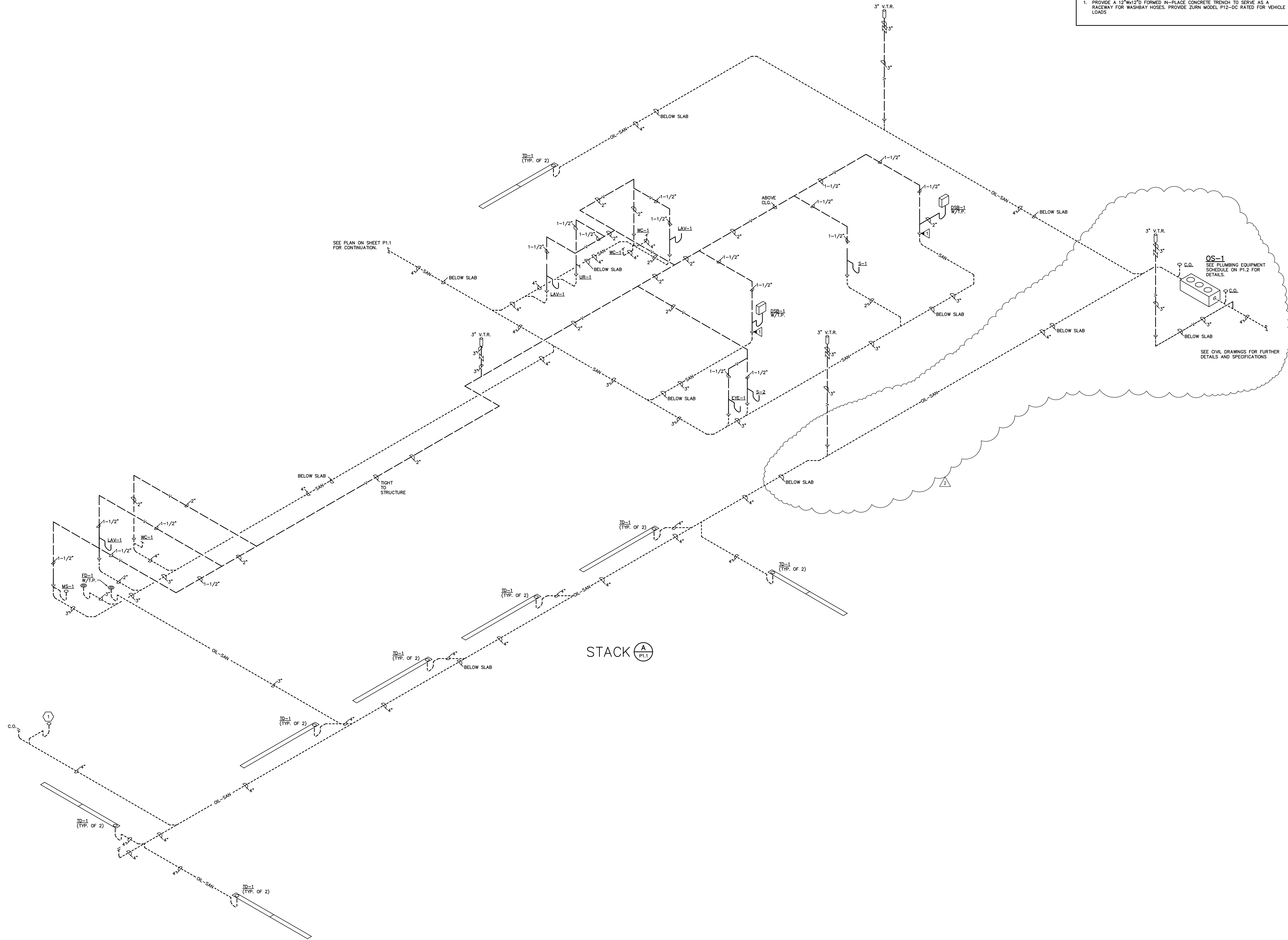
PLUMBING SCHEDULES

P2.1

P2.1-23132.DWG

PRATER Engineering Associates, Inc.			
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DESIGNED BY J-TWIN	DRAWN BY J-TWIN	CHECKED BY C-ANDERSON	JOB NUM. 23132

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CODED NOTES

1. PROVIDE A 12"Wx12"D FORMED IN-PLACE CONCRETE TRENCH TO SERVE AS A RACEWAY FOR WASHBAY HOSES. PROVIDE ZURN MODEL P12-DC RATED FOR VEHICLE LOADS

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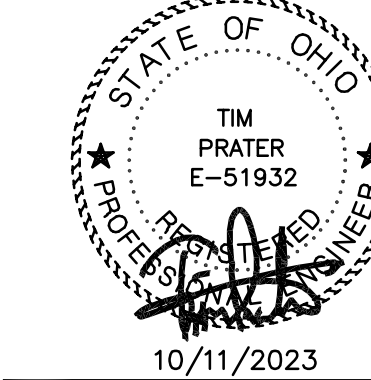
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REVISIONS

#	Description	Date
2	REVISION 2	12-12-23

INITIAL ISSUE DATE

10/11/2023

PROJECT NO.

1296.01

PLUMBING
STACKS

P2.2

P2.2-23132.DWG

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DESIGNED BY J-TWN	DRAWN BY J-TWN	CHECKED BY C-ANDERSON	JOB NUM. 23132
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PLUMBING SPECIFICATIONS

FIRE-STOPPING PRODUCTS	
1.1 GENERAL	
A. PROVIDE FIRE-STOPPING COMPOSED OF COMPONENTS THAT ARE COMPATIBLE WITH EACH OTHER, THE SUBSTRATES FORMING OPENINGS, AND THE ITEMS, IF ANY, PENETRATING THE FIRE-STOPPING UNDER CONDITIONS OF SERVICE AND APPLICATION, AS DEMONSTRATED BY THE FIRE-STOPPING MANUFACTURER BASED ON TESTING AND FIELD EXPERIENCE.	
B. PROVIDE COMPONENTS FOR EACH FIRE-STOPPING SYSTEM THAT IS NEEDED TO INSTALL FULL MATERIAL. USE ONLY COMPONENTS SPECIFIED BY THE FIRE-STOPPING MANUFACTURER AND APPROVED BY THE QUALIFIED TESTING AGENCY FOR THE DESIGNATED FIRE-RESISTANCE-RATED SYSTEMS.	
1.2 ACCEPTABLE MANUFACTURERS	
A. SUBJECT TO COMPLIANCE WITH THROUGH PENETRATION FIRE-STOP SYSTEMS (WYEZ) LISTED IN VOLUME II OF THE UL FIRE RESISTANCE DIRECTORY, PROVIDE PRODUCTS OF THE FOLLOWING MANUFACTURERS AS IDENTIFIED BELOW:	
1. HILTI, INC., TULSA, OKLAHOMA, (800)879-5000	
2. TREMCO SEALANTS & COATING, BEACHWOOD, OHIO, (216) 292-5000	
3. 3M FIRE PROTECTION PRODUCTS, ST. PAUL, MINNESOTA, (612) 736-0203	
4. SPECIFIED TECHNOLOGIES INC., SOMERVILLE, NEW JERSEY, (800) 892-1180	
5. NELSON FIRE-STOP PRODUCTS, TULSA, OKLAHOMA, (918) 641-7299	
6. FOX COUPLINGS, INC., JACKSONVILLE, FLORIDA, (904) 366-2865	
7. PROSEI SYSTEMS INC., LAWRENCEVILLE, GEORGIA, (600) 282-3365	
8. EQUIVALENT PRODUCTS LISTED IN THE UL FIRE RESISTANCE DIRECTORY – VOLUME 2	
1.3 MATERIALS	
A. USE ONLY FIRE-STOP PRODUCTS THAT HAVE BEEN UL 1479, ASTM E-814 TESTED FOR SPECIFIC FIRE-RATED CONSTRUCTION CONDITIONS CONFORMING TO CONSTRUCTION ASSEMBLY TYPE PENETRATING ITEM TYPE, ANNULAR SPACE REQUIREMENTS, AND FIRE-RATING INVOLVED FOR EACH SEPARATE INSTANCE.	
B. CAST-IN PLACE FIRE-STOP DEVICES ARE INSTALLED PRIOR TO CONCRETE PLACEMENT FOR USE WITH NON-COMBUSTIBLE AND COMBUSTIBLE PLASTIC (CLOSED AND OPEN PIPING SYSTEMS) PENETRATING CONCRETE FLOORS. THE FOLLOWING PRODUCTS ARE ACCEPTABLE:	
1. HILTI OF #80 CAST-IN PLACE FIRE-STOP DEVICE	
2. FOX COUPLING, INC., "CAST-IN-PLACE FIRE-STOP COUPLING"	
4. EQUIVALENT PRODUCTS LISTED IN THE UL FIRE RESISTANCE DIRECTORY – VOLUME 2	
C. SEALANT OR CAULKING MATERIALS FOR USE WITH NON-COMBUSTIBLE ITEMS INCLUDING STEEL PIPE & COPPER PIPE, THE FOLLOWING PRODUCTS ARE ACCEPTABLE:	
1. HILTI FS-05 INTUMESCENT FIRE-STOP SEALANT	
2. 3M FIRE BARRIER CP250 OR FIRE-STOP SEALANT 2000	
4. SITI SSS INTUMESCENT SEALANT	
5. SITI SSS INTUMESCENT SEALANT	
6. EQUIVALENT PRODUCTS LISTED IN THE UL FIRE RESISTANCE DIRECTORY – VOLUME 2	
D. INTUMESCENT SEALANT OR CAULKING MATERIALS FOR USE WITH COMBUSTIBLE ITEMS (PENETRATORS CONSUMED BY HOT HEAT AND FLAME) INCLUDING INSULATED METAL PIPE AND PLASTIC PIPE, THE FOLLOWING PRODUCTS ARE ACCEPTABLE:	
1. HILTI FS-05 INTUMESCENT FIRE-STOP SEALANT	
2. TREMCO INTUMESCENT SEALANT OR TREMSTOP WSM	
4. SITI SSS INTUMESCENT SEALANT	
6. EQUIVALENT PRODUCTS LISTED IN THE UL FIRE RESISTANCE DIRECTORY – VOLUME 2	
E. FIRE-STOP COLLAR OR WRAP DEVICES ATTACHED TO ASSEMBLY AROUND COMBUSTIBLE PLASTIC PIPE (CLOSED AND OPEN PIPING SYSTEMS), THE FOLLOWING PRODUCTS ARE ACCEPTABLE:	
1. HILTI OF #42 AND #64S FIRE-STOP COLLAR, #64S WRAP STRIP	
2. TREMCO TREMSTOP D COMBUSTIBLE PIPE INTUMESCENT DEVICE SYSTEM AND TREMSTOP WS WRAP STRIP	
3. ULTRA PLASTIC PIPE DEVICES AND FIRE BARRIER FS-10S-WRAP STRIP	
4. SITI SSS FIRE-STOP COLLAR AND INTUMESCENT SSW WRAP STRIP	
6. EQUIVALENT PRODUCTS LISTED IN THE UL FIRE RESISTANCE DIRECTORY – VOLUME 2	
F. MATERIALS USED FOR LARGE SIZE/COMPLEX PENETRATIONS MADE TO ACCOMMODATE MULTIPLE, STEEL AND COPPER PIPES, THE FOLLOWING PRODUCTS ARE ACCEPTABLE:	
1. HILTI FS 657 FIRE BLOCK	
2. TREMCO FS 657-STOP PILLOWS	
4. SITI SSS INTUMESCENT SHEET	
5. SITI SSS FIRE-STOP PILLOWS	
6. EQUIVALENT PRODUCTS LISTED IN THE UL FIRE RESISTANCE DIRECTORY – VOLUME 2	
G. NON CURING, PEN-REPAIRABLE MATERIALS USED FOR LARGE SIZE/COMPLEX PENETRATIONS MADE TO ACCOMMODATE MULTIPLE STEEL AND COPPER PIPES, THE FOLLOWING PRODUCTS ARE ACCEPTABLE:	
1. HILTI FS 657 FIRE BLOCK	
2. TREMCO FS 657-STOP PILLOWS	
4. SITI SSS INTUMESCENT SHEET	
5. SITI SSS FIRE-STOP PILLOWS	
6. EQUIVALENT PRODUCTS LISTED IN THE UL FIRE RESISTANCE DIRECTORY – VOLUME 2	
H. PROVIDE A FIRE-STOP SYSTEM WITH AN "F" RATING AS DETERMINED BY UL 1479 OR ASTM E814. THE F RATING MUST BE A MINIMUM OF ONE (1) HOUR, BUT NOT LESS THAN THE FIRE RESISTANCE RATING OF THE ASSEMBLY BEING PENETRATED.	
END OF SECTION	
VALVES	
PRODUCTS	
1. GATE, GLOBE AND CHECK VALVES SHALL BE WATTS, MUELLER, GRINNELL, CRANE, HAMMOND, JENKINS, MILWAUKEE, NIBCO, PONELL OR STOCKHAM AND SHALL ALL BE BY THE SAME MANUFACTURER.	
2. BALL VALVES SHALL BE, AS MANUFACTURED BY APOLLO OR ANY OF THE MANUFACTURERS LISTED HEREIN FOR GATE, GLOBE AND CHECK VALVES.	
3. EACH TYPE OF VALVE (GATE, BALL, GLOBE, CHECK, ETC.) TO BE BY A SINGLE LISTED MANUFACTURER WHEN AVAILABLE.	
4. ALL VALVES NOT ACCESSIBLE FOR OPERATION WITH A STANDARD 7 FOOT LADDER OR IN OBSTRUCTED/RESTRICTED ACCESS LOCATIONS SHALL BE PROVIDED WITH REMOTE CHAIN OPERATORS.	
5. WHERE ANY CONTROL/SHUT-OFF VALVES (GATE, BALL, BUTTERFLY, BALANCE/STOP, GLOBE, ETC.) ARE PROVIDED FOR PIPING INSTALLATION INCLUDING INSULATION COVER THEY SHALL BE PROVIDED WITH EXTENSIONS BY THE VALVE MANUFACTURER AS REQUIRED FOR UN-RESTRICTED FULL RANGE OPERATION WITH DAMAGE TO THE INSULATION.	
1.6 BALL VALVES	
A. 2-1/2" SIZE AND SMALLER SHALL BE THREE-PIECE BRONZE BODY BALL VALVE WITH THREADED CONNECTIONS, TEFLON SEALS, CONVENTIONAL PORT, BLOWOUT PROOF STEM, ADJUSTABLES PACKING GLAND, CHROME PLATED BRONZE BALL AND LEVER HANDLE LABELED FOR SERVICE CONTROLLED, RATED FOR 150 PSIG SWP & 400 WOG. VALVES SHALL BE SUITABLE FOR COMPLETE SERVICE WITHOUT DISSEMBLING THE PIPING SYSTEM.	
B. 2-1/2" SIZE AND SMALLER SHALL BE TWO-PIECE BRONZE BODY BALL VALVE WITH THREADED CONNECTIONS, UNION CONNECTION BODY, TEFLON SEALS, CONVENTIONAL PORT, BLOWOUT PROOF STEM, ADJUSTABLES PACKING GLAND, CHROME PLATED BRONZE BALL AND LEVER HANDLE LABELED FOR SERVICE CONTROLLED, RATED FOR 150 PSIG SWP & 400 WOG.	
1.7 UNLESS INDICATED OTHERWISE, DRAIN VALVES SHALL BE BRONZE LATCH VALVE VALVES AS SPECIFIED HEREIN.	
1.8 BUTTERFLY VALVES	
A. 2-1/2" TO 20" SIZE SHALL BE CAST OR DUCTILE IRON VALVE. FURNISH WITH LUG PATTERN BODY, ALUMINUM BRONZE DISC, STAINLESS STEEL STEM, EROM SEAT, EXTENDED NOOK FOR FULL "T" INSULATION, AND POSITIVE SHUT OFF AT 175 PSIG W.O.G. (2-1/2") AND 150 PSIG W.O.G. (14"-20").	
B. 5" AND SMALLER SHALL HAVE MINIMUM 10 POSITION LEVER ACTUATORS, WITH POSITIVE LATCHING AND POSITION INDICATOR. VALVES 6" AND LARGER SHALL HAVE WORK GRAB ACTUATOR.	
C. VALVES USED ON OUTLETS OF DEVICES FOR BALANCE PURPOSES SHALL HAVE AN ADJUSTABLE MEMORY STOP (POSITION LOCK). A NOTCHED OPERATOR BY ITSELF IS NOT CONSIDERED A MEMORY STOP.	
D. WHEN MTAUCLIP IS SPECIFIED AND UTILIZED, VOTAUCLIP STYLE 300 BUTTERFLY VALVES FOR PIPING 2" TO 12" MAY BE FURNISHED AT THE CONTRACTOR'S OPTION.	
1.9 CHECK VALVES	
A. 3" AND LARGER – IRON BODY, BRONZE MOUNTED, HORIZONTAL SWING CHECK WITH BRONZE DISC, FLANGED, 125 LB. S.W.P.	
B. 2-1/2" AND SMALLER – ALL BRONZE, HORIZONTAL SWING CHECK WITH BRONZE OR TFE DISC, SREWED, 125 LB. S.W.P.	
C. NON-SLAM CHECK VALVES AT PUMPS ONLY – 2-1/2" AND LARGER SHALL BE FLANGED, CAST IRON OR SEMI-STEEL BODY, BRONZE TRIM, CENTER GUIDED LIFT CHECK WITH BRONZE DISC AND STAINLESS STEEL SPRING, 125 LB. S.W.P. 2" AND SMALLER SHALL BE SREWED, BRONZE, CAST IRON OR SEMI-STEEL BODY, BRONZE TRIM, CENTER GUIDED LIFT CHECK WITH BRONZE OR THE DISC AND STAINLESS STEEL OR ALLOY SPRING, 125 LB. S.W.P.	
D. GLOW, MCALEER, MUELLER OR METRAFLEX NON-SLAM CHECK VALVES ARE ACCEPTABLE MANUFACTURERS AS WELL AS PREVIOUSLY LISTED MANUFACTURERS.	
1.10 BALANCING VALVES – 1-1/2" AND LARGER TO BE CAST IRON BODY, BOLTED COVER, PERMANENTLY LUBRICATED BALL CENTRIC VALVES, WITH 175 LB. W.O.G. PRESSURE RATING. FURNISH WITH SCREWED CONNECTIONS UP TO AND INCLUDING 2-1/2" SIZE, FLANGES FOR SIZE 3" AND LARGER. VALVES AS MANUFACTURED/PROVIDED BY WATTS, B & G, HOMESTEAD OR DEZURIK MAY BE FURNISHED AT THE CONTRACTOR'S OPTION.	
1.11 BALANCE FITTINGS – 1-1/4" AND SMALLER TO BE BRONZE CONSTRUCTION, UNION BODY, STRAIGHTWAY OR GLOBE PATTERN, WITH 175 LB. W.O.G. PRESSURE RATING. FITTINGS AS MANUFACTURED/PROVIDED BY WATTS, B & G, DUNHAM-BUSH/WESTER, THURSH OR SARCO MAY BE FURNISHED AT THE CONTRACTOR'S OPTION.	
1.12 COMBINATION BALANCE AND STOP VALVES – SPRAX SARCO "BALANCE MASTER" GLOBE VALVE WITH ADJUSTABLE STOP, BRONZE CONSTRUCTION, SREWED CONNECTIONS, AND 300 LB. W.O.G. PRESSURE RATING. SIMILAR VALVES (INCLUDING PLUG VALVES) AS MANUFACTURED/PROVIDED BY B & G, WATTS, ILLINOIS, DUNHAM-BUSH/WESTER, HOMESTEAD, OR DEZURIK MAY BE FURNISHED AT THE CONTRACTOR'S OPTION.	
1.13 NATURAL GAS SHUT-OFF VALVES	
A. 1-1/2" AND SMALLER; CLASS 150 BRASS/BRONZE CONSTRUCTION, FLAT HEAD, FULL PORT PLUG AND WASHER WITH THREADED CONNECTIONS.	
B. 2" AND LARGER; CLASS 150 CAST IRON/STEEL BODY CONSTRUCTION LUBRICATED FULL-PORT PLUG WITH FLANGED CONNECTIONS. FURNISH WITH LEVER HANDLE OPERATOR.	
C. PLUG VALVES AS MANUFACTURED/PROVIDED BY MILIKEN, STOCKTON, HOMESTEAD OR DEZURIK MAY BE FURNISHED AT THE CONTRACTOR'S OPTION.	
END OF SECTION	

PIPING SPECIALTIES	
PRODUCTS	
1.1 THERMOMETERS – THERICE "INDUSTRIAL TYPE" RED READING MERCURY THERMOMETER WITH 9" CAST ALUMINUM CASE, FRONT DOUBLE-STRENGTH CLEAR GLASS WINDOW, STRAIGHT OR ANGLE PATTERN AS REQUIRED. PROVIDE BRASS SEPARABLE SOCKET, ASHROFT, MARSH, WEISS OR PALMER OF THE SAME TYPE MAY BE FURNISHED AT THE CONTRACTOR'S OPTION. RANGES AS INDICATED ON THE ORDER.	
1.3 PRESSURE GAUGES – WEISS 4PGA-L, STANDARD SINGLE SPRING, ALUMINUM CASE, 4-1/2" DIAMETER WITH GAUGE COCK AND PIGTAIL. RANGE AS INDICATED. THERICE, MARSH OR ASHROFT OF THE SAME TYPE MAY BE FURNISHED AT THE CONTRACTOR'S OPTION.	
1.4 ALTITUDE GAUGES – WEISS SERIES AG-1, STANDARD SINGLE SPRING, ALUMINUM CASE, 4-1/2" DIAMETER WITH GAUGE COCK. RANGE AS INDICATED. THERICE, MARSH OR ASHROFT OF THE SAME TYPE MAY BE FURNISHED AT THE CONTRACTOR'S OPTION.	
1.5 COMPOUND GAUGES – WEISS 4PGA-L, STANDARD SINGLE SPRING, ALUMINUM CASE, 4-1/2" DIAMETER WITH GAUGE COCK. RANGE AS INDICATED. THERICE, MARSH OR ASHROFT OF THE SAME TYPE MAY BE FURNISHED AT THE CONTRACTOR'S OPTION.	
1.6 PETE'S PLUG –	
A. 1/4" MPT FITTING TO RECEIVE EITHER A TEMPERATURE OR PRESSURE PROBE, 1/8" O.D. FITTING AND CAPS SHALL BE BRASS WITH VALVE CORE OF NORDREL, RATED AT 1000 PSIG. THIS CONTRACTOR SHALL FURNISH TO THE OWNER THE FOLLOWING:	
1. TWO (2) PRESSURE GAUGE ADAPTERS WITH 1/8" O.D. PROBES.	
2. TWO (2) COMPOUND GAUGES, RANGE 0-100 PSI AND 0-230 FT. HD. EACH.	
3. TWO (2) 5" STEM THERMOMETERS, RANGE -40F TO 160F.	
4. TWO (2) 5" STEM THERMOMETERS, RANGE 20F TO 125F.	
5. TWO (2) 5" STEM THERMOMETERS, RANGE 50F TO 220F.	
6. TWO (2) 5" STEM THERMOMETERS, RANGE 0F TO 50F.	
B. PROVIDE XL (EXTRA LONG) TYPE PETE'S PLUG IN INSULATED LINES.	
C. SISCO PLUGS MAY BE FURNISHED AT THE CONTRACTOR'S OPTION.	
1.7 STRAINERS	
A. ALL WATER LINES – SARCO STYLE IF-125 (FLANGED) OR IT (THREADED) 125 PSIG, Y-PATTERN, CAST IRON BODY WITH PERFORATED BRASS SCREEN FOR WATER. THREADED 2-1/2" AND SMALLER, FLANGED FOR 3" AND LARGER.	
B. ARMSTRONG, MUELLER, METRAFLEX, OR O.C. KECKLEY STRAINERS MAY BE FURNISHED AT THE CONTRACTOR'S OPTION.	
END OF SECTION	
EXCAVATION & BACKFILL	
PRODUCTS	
1.1 BACKFILL MATERIAL	
A. EARTH FILL: SOIL AS APPROVED BY ARCHITECT AND SOILS ENGINEER, FREE OF ORGANIC SOIL, SOIL, ROOTS, WOOD, MUD, RUBBER, DEBRIS, LUMPS OR EXCESSIVE AMOUNTS OF CLAY AND ROCKS GREATER THAN 2" IN DIAMETER, CAPABLE OF BEING COMPACTED INTO DENSE AND STABLE CONDITION AS SPECIFIED.	
B. GRANULAR FILL:	
1. STRUCTURAL:	
a. COARSE, BANK-RUN SAND AND GRAVEL, HAVING UNIFORM MIXTURE OF SAND AND GRAVEL, CAPABLE OF BEING COMPACTED INTO DENSE AND STABLE CONDITION AS SPECIFIED, AND FREE OF ORGANIC SOIL, SHALE, LUMPS OR EXCESSIVE AMOUNTS OF CLAY, AND OTHER FOREIGN SUBSTANCES. NOTE: 100% OF MATERIAL MUST PASS 2" SIEVE AND HAVE LESS THAN 20% PASSING #20 SIEVE AS APPROVED BY SOILS ENGINEER.	
b. FINE, "6X" BY AMERICAN AGGREGATES; A FINELY GRADED CRUSHED STONE AND STONE BY-PRODUCT FROM AGRY-BEING CRUSHED, PASSING THE #20 SIEVE. MATERIAL TO BE OF LOW SOLUBILITY AS APPROVED BY SOILS ENGINEER.	
2. SLAB SUB-BASE: PROVIDE UNDER ALL INTERIOR CONCRETE SLABS ON GRADE.	
a. 0007 703, SIZE #304 CRUSHED OR UNCRUSHED STONE.	
b. SURFACE CHOTE WITH SAND OR FINES TO PREVENT DAMAGE TO VAPOR BARRIER.	
3. DRAINAGE: 0007 703, SIZE #467, WASHED AND UNIFORMLY GRADED MIXTURE OF UNCRUSHED GRAVEL, WITH 100% PASSING A 2-INCH SIEVE, AND NOT MORE THAN 5% PASSING #4 #4 SIEVE.	
C. UNDER FOOTINGS AND FOUNDATIONS: CONCRETE.	
D. AROUND UNDERGROUND CONCRETE, FIBERGLASS OR PLASTIC TANKS, BASINS, INTERCEPTORS AND SIMILAR STRUCTURES: PEA GRADE UNLESS INDICATED OTHERWISE BY THE EQUIPMENT MANUFACTURER.	
E. PLASTIC GAS OR WATER SERVICE PIPE. SOIL FREE OF LARGE ROCKS, BUILDING MATERIALS, ETC., THAT MIGHT CAUSE DAMAGE TO THE PLASTIC PIPE.	
END OF SECTION	
SLEEVES & COLLARS	
PRODUCTS	
1.1 SLEEVE MATERIAL: BLACK STEEL PIPE, MACHINE CUT, LARGE ENOUGH TO ALLOW 1/4" CLEARANCE ALL AROUND PIPE (AROUND PIPE COATING COVERING ON INSULATED PIPING), USE MACHINE CUT COPPER SLEEVES FOR UN-INSULATED COPPER PIPE.	
1.2 SLEEVES PASSING THROUGH FIRE RATED WALLS OR FLOORS TO BE IN ACCORDANCE WITH COLLAR/SPECOUTCHONS TO BE PIPE FRICITION-FIT CONVEX BRASS WITH A POLISHED CHROME FINISH.	
END OF SECTION	
INSERTS, PIPE HANGERS & SUPPORTS	
PRODUCTS	
1.1 HANGERS	
A. HANGERS FOR DIRECT ATTACHMENT TO COPPER LINES 2" SIZE AND SMALLER SHALL BE SIMILAR TO GRINNELL FIGURE CT-99 ADJUSTABLE CARBON STEEL PIPE RING WITH COPPER PLATING & SUPPORT ROD.	
B. HANGERS FOR DIRECT ATTACHMENT TO COPPER LINES 2-1/2" TO 4" SIZE SHALL BE SIMILAR TO GRINNELL FIGURE CT-65 ADJUSTABLE CARBON STEEL CLEVIS WITH COPPER PLATING & SUPPORT ROD.	
C. HANGERS FOR DIRECT ATTACHMENT TO COPPER LINES 6" SIZE & LARGER SHALL BE SIMILAR TO GRINNELL FIGURE 260 ADJUSTABLE CARBON STEEL CLEVIS WITH DIELECTRIC SLEEVE/PROTECTION & SUPPORT ROD.	
D. WHEN COPPER LINES ARE INSULATED AND HANGERS ARE SIZED FOR OUTSIDE OF INSULATION, PROVIDE STEEL HANGERS AS DESCRIBED BELOW.	
E. HANGERS FOR STEEL LINES 2" SIZE AND SMALLER SHALL BE SIMILAR TO GRINNELL FIGURE 97 ADJUSTABLE GALVANIZED STEEL BAND PIPE RING WITH SUPPORT ROD.	
F. HANGERS FOR STEEL LINES 2-1/2" SIZE AND LARGER SHALL BE SIMILAR TO GRINNELL FIGURE 260 ADJUSTABLE HEAVY DUTY CARBON STEEL CLEVIS WITH SUPPORT ROD.	
G. HANGERS FOR DOMESTIC COLD WATER, STORM, VACUUM PUMP EXHAUST & AIR COMPRESSOR INTAKE PIPING SHALL BE SIZED FOR DIAMETER OF PIPE AND BE PROVIDED FOR ITEMS FURNISHED CONTINUOUS THROUGH THE HANGER. FURNISH HALF-ROUND GALVANIZED SHEET METAL PROTECTORS SIMILAR TO GRINNELL FIGURE 167 FOR PIPING 1-1/4" AND LARGER WITH RUN-THROUGH INSULATION COVER.	
H. HORIZONTAL DRAIN, SOIL, WASTE & VENT PIPE TO BE SUPPORTED USING GRINNELL FIG. 260 ADJUSTABLE CARBON STEEL CLEVIS WITH SUPPORT ROD.	
I. TRAPEZE HANGER ASSEMBLIES TO BE LISTED STEEL "C" CHANNEL SIMILAR TO ANVL STRUT WITH INTEGRATED PIPE CLAMPS & ALL THREAD SUPPORT RODS. PROVIDE PROTECTIVE GROMMET/LINER FOR CLAMP ATTACHMENT TO EXPOSED PIPING. SUPPORT ROD SIZING TO BE IN ACCORDANCE WITH THE CHANNEL MANUFACTURER'S RECOMMENDATIONS FOR THE APPLICABLE PIPING QUANTITIES & SIZES AT EACH INSTALLATION.	
J. WALL BRACKETS TO BE SIMILAR TO GRINNELL FIGURE NO. 195.	
1.3 RISER CLAMPS TO BE SIMILAR TO GRINNELL FIGURE NO. 261. CLAMPS IN DIRECT CONTACT WITH COPPER PIPING TO BE GRINNELL FIGURE NO. CT-110C WITH DIELECTRIC PROTECTION COATING.	
1.5 HANGER SUPPORT RODS TO BE LISTED ALL-THREAD TYPE SIZED IN ACCORDANCE WITH THE HANGER MANUFACTURER'S RECOMMENDATIONS FOR ASSOCIATED PIPING.	
1.6 CLAMPS & INSERTS TO BE LISTED ASSEMBLIES PROVIDED BY THE HANGER MANUFACTURER FOR THE CORRESPONDING SUPPORT ROD.	
1.7 HANGERS, SUPPORTS & ACCESSORIES AS MANUFACTURED/PROVIDED BY GRINNELL, B-UNION, MICHIGAN, PAF MANUFACTURING, ERICO, ANVIL OR MODERN PIPE HANGERS MAY BE FURNISHED AT THE CONTRACTOR'S OPTION.	
END OF SECTION	
PLUMBING INSULATION	
PRODUCTS	
1.1 INSULATING MATERIALS, INCLUDING JACKETS, CEMENTS, ADHESIVES, VAPOR BARRIERS, ETC., SHALL BE LISTED QUANTITIES AS REQUIRED FOR ITEMS FURNISHED TO EXCEED 25, AND A SMOKE DEVELOPMENT RATING NOT TO EXCEED 50. ALL EXTERIOR FINISHES SHALL HAVE A MINIMUM SERVICE TEMPERATURE LIMIT (FS7M 70) OF MINUS 30 TO 220 DEGREES F.	
1.2 MOLDED PLASTIC FITTING COVERS SHALL BE UL LISTED, WITH A FLAME SPREAD RATING NOT TO EXCEED 25, AND A SMOKE DEVELOPMENT RATING NOT TO EXCEED 50.	
1.3 INSULATION THICKNESSES ARE BASED ON INSULATION HAVING THERMAL RESISTANCE IN THE RANGE OF 4.0 HRS F.T2/RTU TO 4.6 HRS F.T2/RTU PER INCH OF "THICKNESS" AND FLAT SURFACE WITH CLASS 125 FLANGES AND GASKET CONNECTIONS. COMPLETE INSTALLATION TO BE RATED FOR 175 PSIG WORKING PRESSURE. TEE DRILL MECHANICAL SADDLE CONNECTIONS MAY BE UTILIZED FOR BRANCH TAKE-OFFS PROVIDED THEY ARE LISTED/APPROVED EXTRUDED TYPE, IN COMPLIANCE WITH THE REQUIREMENTS OF ALL REVIEW, INSPECTION AND APPROVAL AUTHORITIES, CONFIRMED BY THE PLUMBING CONTRACTOR IN ADVANCE.	
1.4 PIPE COVER SHALL BE SIMILAR TO JOHNS MANVILLE "MICRO-KLOK" GLASS FIBER INSULATION, RATED FOR 850 DEGREES F., WITH A FACTORY APPLIED AP-T ALL PURPOSE SELF-SEALING VAPOR BARRIER JACKET. BUTT STRIPS SHALL BE MINIMUM 3" WIDE, AND OF SAME MATERIAL AS JACKET. EQUAL MATERIALS, INCLUDING THICKNESS AND CONDUCTIVITY RATINGS/USINGS, AS MANUFACTURED BY OWENS CORNING, KNAUF OR MANSON MAY BE FURNISHED, AT THE CONTRACTOR'S OPTION, WHERE INSULATION THICKNESS IS INDICATED FOR COVER HEREIN, IT IS NOMINAL THICKNESS REQUIRED THROUGHOUT THE ENTIRE LENGTH OF THE COVER.	
1.5 ALL CEMENTS, ADHESIVES, FINISHES, AND ASSOCIATED MATERIALS SHALL BE SIMILAR TO THAT PROVIDED BY FOSTER. EQUAL MATERIALS AS PROVIDED BY CHILDERS OR VIMASCO MAY BE FURNISHED AT THE CONTRACTOR'S OPTION.	
END OF SECTION	

EXECUTION

2.1

COVER COLD WATER, VACUUM PUMP EXHAUST, AIR COMPRESSOR INTAKE, STORM AND SANITARY PIPING; AND BOTTOM OF STORM AND SANITARY DRAIN INLETS AS FOLLOWS:

A.

COVER WITH MINIMUM 1/2" THICKNESS GLASS FIBER PIPE INSULATION.

B.

BUTT ALL EDGES OF INSULATION AND SEAL ALL LONGITUDINAL LAPS AND BUTT STRIPS WITH WHITE VAPOR BARRIER CEMENT, SIMILAR TO FOSTER NO. 85-20; OR FURNISH WITH MANUFACTURER'S INTEGRAL SELF-SEALING LAPS.

C.

FITTINGS AND MECHANICAL COUPLINGS SHALL BE WRAPPED WITH COMPRESSED FIBER GLASS TO SAME THICKNESS AND DENSITY AS ADJACENT PIPE COVERING, AND COVERED WITH A LISTED MOLDED PLASTIC FITTING.

D.

ALL APPURTENANCES AND ACCESSORIES SUCH AS VALVES, FLANGES, UNIONS, ETC., INSTALLED IN REFERENCED PIPING (WITH THE EXCEPTION OF BACKFLOW PREVENTION ASSEMBLIES LISTED AT THE END OF THIS PARAGRAPH) SHALL BE WRAPPED WITH FULL THICKNESS INSULATION AND COVERED WITH A LISTED MOLDED PLASTIC FITTING COVER; OR AN OPEN MESH GLASS CLOTH SHALL BE APPLIED OVER WET MASTIC, AND COVERED WITH A SECOND COAT OF FIRE RESISTANT MASTIC. BACKFLOW PREVENTION ASSEMBLIES WHICH REQUIRE PERIODIC INSPECTION, TESTING AND/OR MAINTENANCE SHALL NOT BE PROVIDED WITH INSULATION COVER, UNLESS THESE ASSEMBLIES ARE IN WATER SENSITIVE LOCATIONS, SUCH AS ABOVE LAY-IN CEILINGS. IF LISTED BACKFLOW PREVENTION ASSEMBLIES ARE IN WATER SENSITIVE LOCATIONS, FURNISH COVER COMPLYING WITH THIS SPECIFICATION THAT ALLOWS REMOVAL AND REPLACEMENT AS NECESSARY FOR REQUIRED ACCESS.

E.

USE 12" LONG SECTIONS OF CALCIUM SILICATE RIGID INSULATION, WITH JACKET SAME AS ADJACENT PIPE COVERING FOR TRANSFER OF SUPPORT TO PIPING AT EACH HANGER, WITHOUT STRESS TO THE PIPE COVERING ASSEMBLY. AT THE CONTRACTOR'S OPTION, AN APPROVED WOOD OR HIGH-DENSITY (20 LB./CUBIC FOOT) FIBERGLASS BLOCK MAY BE SUBSTITUTED FOR THE RIGID INSULATION SECTION. VAPOR BARRIER TO BE MAINTAINED THROUGHOUT.

2.2

COVER HOT WATER AND HOT WATER RETURN AS FOLLOWS:

A.

COVER WITH MINIMUM 1" THICKNESS GLASS FIBER PIPE INSULATION.

B.

BUTT ALL EDGES OF INSULATION AND SEAL ALL LONGITUDINAL LAPS AND BUTT STRIPS WITH WHITE VAPOR BARRIER CEMENT, SIMILAR TO FOSTER NO. 85-20; OR FURNISH WITH MANUFACTURER'S INTEGRAL SELF-SEALING LAPS.

C.

FITTINGS AND MECHANICAL COUPLINGS SHALL BE WRAPPED WITH COMPRESSED FIBER GLASS TO SAME THICKNESS AND DENSITY AS ADJACENT PIPE COVERING, AND COVERED WITH A LISTED MOLDED PLASTIC FITTING.

D.

ALL APPURTENANCES AND ACCESSORIES SUCH AS HANGERS, VALVES, FLANGES, UNIONS, ETC., INSTALLED IN REFERENCED PIPING SHALL NOT BE COVERED. COVER SHALL BE INTERRUPTED TO ALLOW DIRECT HANGER SUPPORT OF REFERENCED PIPING. ALL INSULATION COVERS TERMINATION POINTS SHALL BE STOPPED WITH AN EVEN FLAT SURFACE PERPENDICULAR TO PIPING, SEALED WITH FOSTER "TIGHT-FIT" COATING.

2.4

COVER SPECIFIC PIPING INSTALLATION TYPES AS FOLLOWS:

A.

INSULATE WITH ELASTOMERIC PIPE INSULATION OF THE FOLLOWING THICKNESS:

1.

DOMESTIC HOT WATER – 1"

2.

HOT WATER RETURN – 1 1/2"

B.

COVER VALVES, UNIONS, FLEXIBLE CONNECTIONS AND APPURTENANCES IN ALL COLD WATER LINES.

C.

SEAL ALL BUTT JOINTS WITH ARMSTRONG NO. 520 ADHESIVE.

D.

FITTINGS SHALL BE COVERED WITH ELASTOMERIC INSULATION TO THE SAME THICKNESS AS ADJACENT PIPE. SEAL ALL JOINTS WITH ARMSTRONG NO. 520 ADHESIVE.

E.

INSTALL A RIGID ELASTOMERIC INSERT BETWEEN PIPE AND HANGER AT EACH PIPE HANGER TO PREVENT EXCESSIVE COMPRESSION OF THE ELASTOMERIC INSULATION. AT THE CONTRACTOR'S OPTION, CORK STOPPERS OR WOOD BLOCKS MAY BE INSTALLED AT EACH HANGER. VAPOR BARRIER TO BE MAINTAINED THROUGHOUT.

END OF SECTION

PLUMBING GENERAL

PRODUCTS

1.1

WHERE ITEMS/ELEMENTS ARE INDICATED HEREIN TO BE LISTED/APPROVED, THE INTENT OF THIS SPECIFICATION IS THAT SAID ITEM/ELEMENT SHALL BE LISTED BY ALL APPLICABLE MATERIALS, TRADE STANDARDS, AND SUBJECT TO FINAL APPROVAL (INCLUDING METHODS OF INSTALLATION) BY ALL REVIEW/INSPECTION/APPROVAL AUTHORITIES.

1.2

UNLESS INDICATED OTHERWISE, ALL PLUMBING CONTRACT ITEMS/ELEMENTS (PIPE, FITTINGS, VALVES, SPECIALTIES, FIXTURES, EQUIPMENT, ETC.) MATERIALS, CONSTRUCTION, PERFORMANCE, TESTING AND METHODS OF INSTALLATION TO BE AS LISTED/APPROVED BY ALL APPLICABLE MATERIAL/CONSTRUCTION/INSTALLATION STANDARDS FOR SAME, AND BE IN ACCORDANCE WITH THE REQUIREMENTS OF ALL REVIEW/INSPECTION/APPROVAL AUTHORITIES. THIS INCLUDES, BUT IS NOT LIMITED TO, THE STANDARDS AND AUTHORITIES REFERENCED IN THIS SPECIFICATION. IN THE ABSENCE OF SUCH STANDARDS AND/OR REQUIREMENTS, THE ITEM/ELEMENT MANUFACTURER'S RECOMMENDATIONS, AS CONFIRMED BY THE PLUMBING CONTRACTOR IN ADVANCE, SHALL BE FOLLOWED.

1.3

UNLESS INDICATED OTHERWISE, ALL PLUMBING PIPING SHALL BE IN ACCORDANCE WITH THE FOLLOWING STANDARDS IN REGARD TO MATERIALS, CONSTRUCTION, DIMENSIONS/TOLERANCES, TYPE OF SERVICE/TRANSMISSION MEDIUM (WATER, AIR, GAS, ETC.) AND METHODS OF INSTALLATION (AS APPLICABLE) AND SHALL BE SO INSTALLED AS TO PROVIDE THE BEST SUBJECT OF THE REQUIREMENTS OF THE REVIEW AND INSPECTION AUTHORITIES:

A.

STEEL PIPE, STEEL, MALLEABLE AND CAST IRON FITTINGS AND JOINING METHODS; PER APPLICABLE ASTM/ANSI/ASME STANDARDS. IN ADDITION, WHERE UTILIZED FOR POTABLE WATER SERVICE, ALL ELEMENTS SHALL BE PER APPLICABLE NSF AND ASTM A315 (FOR CARBON STEEL) STANDARDS.

B.

CAST IRON PIPE, FITTINGS AND JOINING METHODS; PER APPLICABLE ASTM/ANSI/ASME/CSPI STANDARDS.

C.

COPPER/COPPER ALLOY/BRASS PIPE/TUBE, FITTINGS AND JOINING METHODS; PER APPLICABLE ASTM/ANSI/ASME STANDARDS. IN ADDITION, WHERE UTILIZED FOR POTABLE WATER SERVICE, ALL ELEMENTS SHALL BE PER APPLICABLE NSF STANDARDS.

1.4

ALL PLUMBING CONTRACT ITEMS/ELEMENTS SHALL HAVE THE MANUFACTURER'S MARK OR NAME, TRADE MARK, QUANTITY, DATE OF MANUFACTURE, AND DATE OF TESTING, STAMPED OR INDICELY MARKED ON EACH ITEM/ELEMENT IN ACCORDANCE WITH THE STANDARDS UNDER WHICH THEY ARE ACCEPTED AND APPROVED PER APPLICABLE CODE(S).

1.5

CONNECTIONS TO EXISTING BUILDING UTILITIES SHALL BE MADE WITH APPROVED MATERIALS OF THE SAME TYPE AND SIZE AS THE EXISTING UTILITIES. THE TOLERABLE MATERIAL TYPES TO BE VERIFIED BY THIS CONTRACTOR IN THE FIELD IN ADVANCE OF WORK.

1.6

PLUMBING UTILITY CONNECTIONS PROVIDED FOR ITEMS OR ELEMENTS NOT INCLUDED IN THE PLUMBING CONTRACT

A.

UNLESS INDICATED OTHERWISE, THE PLUMBING CONTRACTOR SHALL FURNISH AND INSTALL ALL TRAPS, STRIPS, AND TRAPS, AS REQUIRED, FOR ITEMS FURNISHED UNDER SEPARATE CONTRACT. THIS INCLUDES ITEMS WITH CONNECTIONS BY THE PLUMBING CONTRACTOR OR WITH CONNECTIONS UNDER SEPARATE CONTRACT.

B.

UNLESS INDICATED OTHERWISE, FIXTURE TRAPS ABOVE FLOOR SHALL BE CONNECTED TO THE UNITER SEWER SYSTEM OR OTHER REVIEW/INSPECTION AUTHORITY APPROVED SEWER. P-TRAPS BELOW FLOOR SHALL BE TO CAST IRON, NEAT CLEANOUT. SEE PLANS FOR SIZES AND INDICATE ON PLANS.

C.

UNLESS INDICATED OTHERWISE, FIXTURE TRAPS CONNECTED TO WASTE OR DRAIN SYSTEMS OTHER THAN THE SANITARY WASTE SYSTEM SHALL BE OF SAME MATERIAL AND CONNECTION TYPE AS THE ASSOCIATED PIPING SYSTEM. P-TRAP OR S-TRAP TO BE PROVIDED AS INDICATED ON PLANS.

D.

UNLESS INDICATED OTHERWISE, ALL WASTE AND DRAIN ROUGH-INS FOR FUTURE SHALL TERMINATE WITH A SHORT NIPPLE AND CAP AND NO TRAP.

E.

UNLESS INDICATED OTHERWISE, SUPPLY ROUGH-INS TO BE FURNISHED WITH ACCESSIBLE (SHUT-OFF) AT CONNECTION TO THE TRAP, AND THE TRAP SHALL BE OF THE LONGER TYPE (SIF, S-AVATOR, ETC.) TO BE ANGLE TYPE COMPRESSED. SHORT SHUT-OFFS AT SUPPLY ROUGH-INS FOR EQUIPMENT OR OTHER ELEMENTS (HVAC, FOOD SERVICE, OR OTHER EQUIPMENT) SHALL BE OF THE SHORTER TYPE. SHORT SHUT-OFFS AT SUPPLY ROUGH-INS FOR FUTURE SHALL TERMINATE WITH A SHORT NIPPLE AND CAP IMMEDIATELY DOWNSTREAM OF THE SHUT-OFF.

1.7

UNLESS INDICATED OTHERWISE, WHERE CONNECTION ELEMENTS DESCRIBED HEREIN ARE OF THE FOLLOWING TYPE, THE CONNECTION SHALL BE MADE TO THE LONGER TYPE, UNLESS INDICATED OTHERWISE. FITTINGS (IF REQUIRED) TO BE IN-ROOF COPPER WITH JOINTS, ALL METALLIC COMPONENTS TO BE FURNISHED WITH A POLISHED CHROME FINISH. POLISHED CHROME FINISH SHALL BE PROVIDED FOR THE LONGER TYPE. POLISHED CHROME FINISH SHALL BE PROVIDED WITH POLISHED CHROME FINISH COUPLINGS.

END OF SECTION

DOMESTIC WATER PIPING SYSTEMS

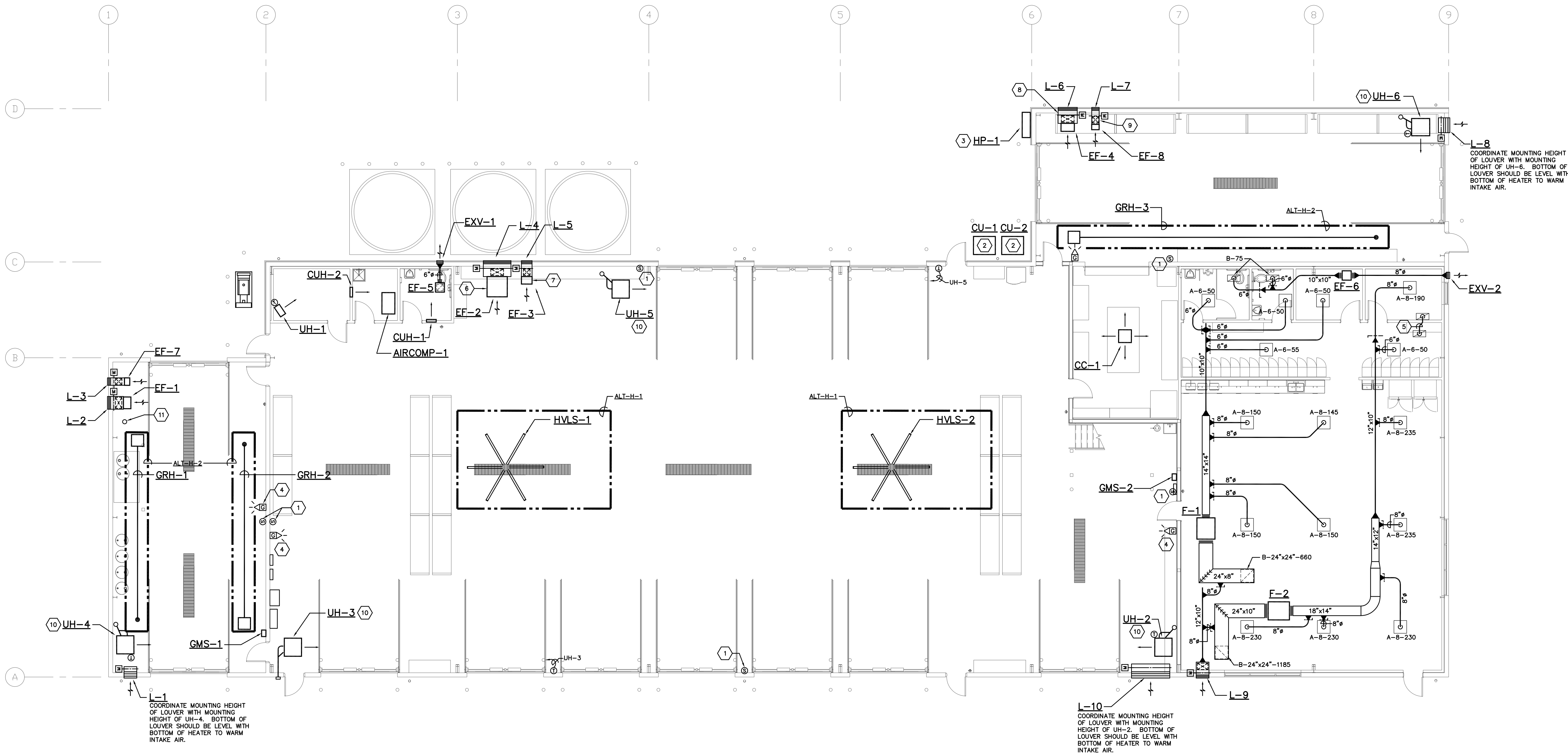
PRODUCTS

1.1

PIPE AND FITTINGS

A.

ABOVE GROUND PIPING UP TO AND INCLUDING 6" SIZE TO BE TYPE L, HARD DRAWN COPPER TUBE WITH WROT COPPER FITTINGS AND SOCKET SOLDER JOINTS AND AN ANNUUM NUMBER OF FITTINGS REQUIRED BY BRANCH TAKE-OFFS, PROVIDED THE PIPE AND FITTINGS WITH CLASS 125 FLANGE AND GASKET CONNECTIONS, COMPLETED WITH SOLDER JOINTS, SHALL BE OF THE SAME TYPE AND SIZE AS THE LONGER TYPE. SOLDER JOINTS SHALL BE OF THE SAME TYPE AND SIZE AS THE LONGER TYPE. SOLDER JOINTS SHALL BE OF THE SAME TYPE AND SIZE AS THE LONGER TYPE. SOLDER JOINTS SHALL BE OF THE SAME TYPE AND SIZE AS THE LONGER TYPE. SOLDER JOINTS SHALL BE OF THE SAME TYPE AND SIZE AS THE LONGER TYPE. SOLDER JOINTS SHALL BE OF THE SAME TYPE AND SIZE AS THE LONGER TYPE. SOLDER JOINTS SHALL BE OF THE SAME TYPE AND SIZE AS THE LONGER TYPE. SOLDER JOINTS SHALL BE OF THE SAME TYPE AND SIZE AS THE LONGER TYPE. SOLDER JOINTS SHALL BE OF THE SAME TYPE AND SIZE AS THE LONGER TYPE. SOLDER JOINTS SHALL BE OF THE SAME TYPE AND SIZE AS THE LONGER TYPE. 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CODED NOTES

1. CO AND NO_x SENSOR MOUNTED AT 5'-0" A.F.F.
2. MOUNT CONDENSING UNIT ON 4" CONCRETE HOUSEKEEPING PAD.
3. MOUNT HEAT PUMP UNIT ON 4" CONCRETE HOUSEKEEPING PAD.
4. HORN STROBE FOR GAS MONITORING SYSTEM.
5. PROVIDE 8" ROUND TRANSFER AIR DUCT BETWEEN GRILLES.
6. PROVIDE 24" DEEP PLENUM BEHIND WALL MOUNTED LOUVER WITH A 24"x12" ACCESS DOOR. PROVIDE MOTOR OPERATED DAMPER DIRECTLY BEHIND LOUVER. MOUNT FAN AT APPROXIMATELY 15'-0" A.F.F..
7. PROVIDE 24" DEEP PLENUM BEHIND WALL MOUNTED LOUVER WITH A 18"x12" ACCESS DOOR. PROVIDE MOTOR OPERATED DAMPER DIRECTLY BEHIND LOUVER. MOUNT FAN AT APPROXIMATELY 15'-0" A.F.F..
8. PROVIDE 24" DEEP PLENUM BEHIND WALL MOUNTED LOUVER WITH A 24"x12" ACCESS DOOR. PROVIDE MOTOR OPERATED DAMPER DIRECTLY BEHIND LOUVER. MOUNT FAN AT APPROXIMATELY 14'-0" A.F.F..
9. PROVIDE 24" DEEP PLENUM BEHIND WALL MOUNTED LOUVER WITH A 12"x12" ACCESS DOOR. PROVIDE MOTOR OPERATED DAMPER DIRECTLY BEHIND LOUVER. MOUNT FAN AT APPROXIMATELY 14'-0" A.F.F..
10. MOUNT HEATER AT 8'-0" A.F.F.. CONSULT WITH OWNER ON FINAL MOUNTING HEIGHT.
11. PROVIDE TYPE "B" VENT WITH CROSS SECTION EQUAL TO THAT OF THE FLUE COLLAR OR DRAFT HOOD OUTLET FOR VENTING OF COMBUSTION GASES FROM GAS FIRED HOT/YS PRESSURE WASHER.

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Tel: (614) 766-4896

PROJECT STATUS
Bid/Permit Set



Grove City Maintenance Building
3262 Ventura Blvd, Grove City, OH 43123

REVISIONS		
#	Description	Date

INITIAL ISSUE DATE
10/11/2023

PROJECT NO.
1296.01

HVAC PLAN

H1.1

H1.1-23132.DWG

PRATER
Engineering Associates, Inc.

6130 Wilcox Road
Dublin, Ohio 43016
(614) 766-4896
praterengineering.com

DESIGNED BY D. PRATER	DRAWN BY D.P.	CHECKED BY -	JOB NUM. 23132
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AIR TERMINAL SCHEDULE	
BOUND AND SQUARE DIFFUSERS: TYPE OF OUTLET (NECK SIZE DIAMETER FOR DIFFUSERS)	A - 8 - 300 AIR QUANTITY IN C.F.M. (DIFF. & REG. ONLY)
TYPE OF OUTLET (NECK SIZE DIAMETER FOR DIFFUSERS)	C4 - 300 AIR QUANTITY IN C.F.M. (DIFF. & REG. ONLY)
LINEAR DIFFUSERS: NUMBER OF SLOTS	
TYPE	DESCRIPTION
A	SUPPLY AIR DIFFUSER, LAY-IN, 24"x24", PRICE MODEL SCDA: DIFFUSERS SHALL HAVE ADJUSTABLE HORIZONTAL-TO-VERTICAL PATTERN WITH EQUALIZING GRID
B	RETURN/EXHAUST AIR GRILLE, LAY-IN, PRICE MODEL 530: 24"x12" UNLESS OTHERWISE NOTED. FURNISH WITH BLADES PARALLEL TO "LONG" DIMENSION.
NOTES: 1. PROVIDE A SHEET METAL PLENUM ABOVE/BEHIND EACH DUCTED GRILLE OR REGISTER FOR MAKING A CONNECTION TO THE BRANCH DUCT. PAINT THE INSIDE OF ALL UNLINED PLENUMS FLAT BLACK. 2. COORDINATE THE GRID FACE DIMENSION OF ALL LAY-IN TYPE CEILING SUSPENSION SYSTEMS WITH THE GENERAL CONTRACTOR. PROVIDE NARROW TEE TYPE DEVICES WHERE REQUIRED.	

HVAC NOTES	
1.	DUCT LAYOUT IS ONLY SCHEMATIC. EXACT LOCATION OF DUCTS TO BE COORD. ON JOB W/ BLDG. STRUCTURE AND WORK OF OTHER CONTRACTORS.
2.	INSTALL ALL DUCTWORK TIGHT TO THE BOTTOM OF THE STRUCTURE FIRE PROOFING OR AS HIGH AS POSSIBLE.
3.	ALL DUCT & PIPING PENETRATIONS THROUGH RATED STRUCTURES SHALL BE FIRESTOPPED. REFER TO ARCH. DRAWINGS FOR LOCATIONS OF FIRE RATED STRUCTURES.
4.	INSTALL BALANCING DAMPERS AS SHOWN AND AS REQ'D FOR PROPER BALANCING OF AIR HANDLING SYSTEMS. REFER TO THE SPECIFICATIONS FOR AIR BALANCING REQUIREMENTS.
5.	PROVIDE AIRTIGHT A.D. IN DUCTS ADJACENT TO ALL AUTOMATIC DAMPERS, FIRE DAMPERS, FIRE/SMOKE DAMPERS OR ELSEWHERE AS REQUIRED TO ACCESS DUCT ACCESSORIES.
6.	DUCT DIMENSIONS SHOWN ARE ACTUAL INSIDE OPENING SIZES AND SHALL NOT BE SMALLER WHERE DUCTS ARE LINED, THE OUTSIDE SHEETMETAL DIMENSION MUST BE INCREASED TO COMPENSATE FOR THE DUCT LINER.
7.	NO DUCTWORK OR PIPING IS TO RUN AB. ELEC., TECH. OR TELE. EQUIP.
8.	MOUNT ALL THERMOSTATS 48" ABOVE FINISH FLOOR UNLESS OTHERWISE NOTED ON THE PLANS.
9.	REFER TO ARCH. REFLECTED CLG. PLAN FOR EXACT LOCATION OF DIFFUSERS, GRILLES, ETC.
10.	FLEXIBLE DUCTWORK MAY BE USED AS TERMINAL DUCT ONLY, WITH LENGTHS NOT TO EXCEED 5 FT AND NO MORE THAN ONE (1) 90° ELBOW.
11.	COVER ALL RETURN AIR OPENINGS WITH TEMPORARY FILTER MEDIA. FILTER MEDIA TO BE REMOVED WHEN FUTURE TENANT FINISH PROJECTS ARE COMPLETED.
12.	ALL FIRE DAMPERS, SMOKE DAMPERS & COMBINATION DAMPERS SHALL BE INSTALLED PER THE MANUFACTURER'S INSTALLATION DETAILS.
13.	NOTIFY GEN. CONTR. OF SIZE AND LOCATION OF ALL RECESSES AND OPNGS. REQ'D FOR HVAC WORK.

FAN SCHEDULE																			
MANUFACTURER'S MODEL NUMBER BASED ON GREENHECK UNLESS OTHERWISE NOTED. KEY: CENT-CENTRIFUGAL PROP-PROPELLER; F.C-FORWARD CURVED; B.L-BACKWARD INCLINE; A.F-AIR FOL; A.LL-ACROSS THE LINE; VFD-VARIABLE FREQUENCY DRIVE																			
FAN NO.	LOCATION	FUNCTION	MFR. MODEL NUMBER	FAN TYPE	WHEEL TYPE & SIZE	CFM	TOTAL S.P. "WG.	R.P.M.	TIP SPEED F.P.M.	OUTLET VELOCITY F.P.M.	MAX. SONE RATING	MOTOR H.P.	BHP REQ'D	VOLT	PHASE	TYPE MOTOR STARTING	DAMPERS DRIVE	REMARKS	
EF-1	WASHBAY	WASHBAY MAX EXHAUST	GREENHECK CSP-A1050	CENT. EXHAUST	F.C. 7.715"	880	0.25"	963	1946	830	1.5	N/A	467 WATTS	120	1	A.T.L.	● ● ●	1 2 6	
EF-2	TRUCK BAY	TRUCK BAY MAX EXHAUST	GREENHECK AEP-30-23 -0610-VG	PROP.	PROP. 30.125"	5860	0.50"	1135	8949	1164	32	2.0	0.86	208	1	A.T.L.	● ● ●	2 5 7	
EF-3	TRUCK BAY	TRUCK BAY MIN. EXHAUST	GREENHECK CSP-A510	CENT. EXHAUST	F.C. 7.5"	420	0.25"	1005	1973	955	1.4	N/A	164 WATTS	120	1	A.T.L.	● ● ●	1 2 8	
EF-4	M.O.T. RM	M.O.T. RM MAX EXHAUST	GREENHECK CSP-A1300	CENT. EXHAUST	F.C. 7.5"	1120	0.25"	1193	2343	1077	2.0	N/A	586 WATTS	120	1	A.T.L.	● ● ●	1 2 7	
EF-5	SHOP RR	BATHROOM EXHAUST	GREENHECK SP-B110	CENT. EXHAUST	F.C. 7.94"	75	0.25"	750	1559	395	0.6	N/A	80 WATTS	120	1	A.T.L.	● ● ●	1 2 4	
EF-6	MISC RM	BATHROOM EXHAUST	GREENHECK CSP-A200	CENT. EXHAUST	F.C. 6.75"	150	0.375"	751	1327	341	0.4	N/A	94 WATTS	120	1	A.T.L.	● ● ●	1 2 3	
EF-7	WASHBAY	WASHBAY MIN. EXHAUST	GREENHECK CSP-A200	CENT. EXHAUST	F.C. 6.75"	60	0.25"	524	926	136	< 0.3	N/A	29 WATTS	120	1	A.T.L.	● ● ●	1 2 8	
EF-8	M.O.T.	M.O.T. RM MIN. EXHAUST	GREENHECK CSP-A200	CENT. EXHAUST	F.C. 6.75"	75	0.25"	545	962	170	< 0.3	N/A	33 WATTS	120	1	A.T.L.	● ● ●	1 2 8	
1 SUPPORT FAN FROM OVERHEAD STRUCTURE W/ RUBBER IN SHEAR VIBRATION ISOLATORS 2 FAN TO BE FURNISHED W/ FACTORY MOUNTED VARIABLE SPEED SWITCH FOR BALANCING 3 CONTROLLED BY TIME CLOCK. SCHEDULE TO BE SET BY OWNER 4 FAN CONTROLLED BY LIGHT SWITCH 5 PROVIDE WALL HOUSING, GSHA GUARD AND EXTENDED LUBE LINES. 6 FAN SHALL TURN ON WITH SIGNAL FROM GMS-1. 7 FAN SHALL TURN ON WITH SIGNAL FROM GMS-2. 8 FAN TO RUN CONTINUOUSLY.																			

FURNACE SCHEDULE			
ITEM	F-1 CU-1	F-2 CU-2	NOTES:
FURNACE MANUFACTURER	TRANE	TRANE	
MODEL NUMBER	9BX2B040U3P8BA	9BX2B080U4P8BA	1. COOLING CAPACITIES BASED ON 80° DB/67° WB ENTERING AIR, 95° AMBIENT AIR TEMPERATURES & 45° MAX. SUCTION TEMPERATURE.
SUPPLY AIR CFM	800	1400	2. DISCONNECTS FOR INDOOR UNITS SHALL BE FURNISHED BY THE ELECTRICAL CONTRACTOR.
OUTSIDE AIR CFM	140	215	3. PROVIDE A DIGITAL ELECTRONIC, 7 DAY PROGRAMMABLE, MANUAL CHANGEOVER, HARD WIRED THERMOSTAT W/ BUILT IN CYCLE PROTECTOR, AND LOCK OUT.
EXTERNAL STATIC PRESSURE	0.25"	0.25"	4. EACH UNIT SHALL BE FURNISHED W/ A FILTER RACK CAPABLE OF HOUSING 1" THICK FILTERS. PROVIDE FRONT PULL FILTER RACKS, 30" SERVICE CLEARANCE IS AT FRONT OF FURNACES ONLY.
FAN MOTOR HP	1/2	3/4	5. PROVIDE UNITS WITH THE FOLLOWING ACCESSORIES FOR LOW AMBIENT COOLING DOWN TO 0°: ACCUMULATOR, CRANKCASE HEATER, EVAPORATOR FREEZE THERMOSTAT, HARD SHUTOFF TVX, ISOLATION RELAY, LIQUID LINE SOLENOID VALVE, LOW AMBIENT SWITCH, AND ALL OTHER ACCESSORIES NECESSARY FOR LOW AMBIENT COOLING. ALL ACCESSORIES THAT ARE SHIPPED LOOSE BY THE MANUFACTURER SHALL BE FIELD INSTALLED BY THE HVAC CONTRACTOR.
GAS HEATING MBTU – INPUT	40	80	6. CONDENSING UNITS SHALL BE MATCHED WITH THE FAN COIL AND COOLING COIL & HAVE A MINIMUM COMBINATION SEER RATING OF 13.0.
GAS HEATING MBTU – OUTPUT	39	77.2	7. VENTILATION AIR FOR EACH FURNACE SHALL BE BALANCED AS SCHEDULED.
MAXIMUM UNIT AMPS	8.8	10.3	8. EXTEND 3/4" CONDENSATION DRAIN LINE TO FLOOR DRAIN AS SHOWN ON PLANS.
MAXIMUM FUSE SIZE	15	15	9. CONTRACTOR SHALL SIZE REFRIGERANT LINE SETS PER MANUFACTURER'S REQUIREMENTS.
VOLTS/PHASE	115/1#	115/1#	10. ALL FLOOR MOUNTED UNITS TO BE MOUNTED ON MINIMUM 1" THICK NEOPRENE ISOLATION PADS.
COOLING COIL MANUFACTURER	TRANE	TRANE	11. SEE ELECTRICAL DRAWINGS FOR SMOKE DETECTORS.
MODEL NUMBER	4TXCB003DS3CB4	4TXCB004DS3CB4	
CONDENSING UNIT MANUFACTURER	TRANE	TRANE	
MODEL NUMBER	4TRR4024N1000A	4TRR4042N1000A	
NOMINAL TONNAGE	2	3.5	
TOTAL COOLING CAP. MBTU	23.5	39.1	
SENSIBLE COOLING MBTU	18.1	30.0	
SYSTEM SEER	14.30	14.30	
FAN FLA	0.85	1.05	
COMPRESSOR RLA	10.1	15.4	
COMPRESSOR LRA	52	92.1	
MINIMUM CIRCUIT AMPACITY	13	20	
MAXIMUM FUSE SIZE	20	35	
VOLTS/PHASE	230/1#	230/1#	
REFRIG. LINES SUCT. – LIQ.	R-410	R-410	

ELECTRIC UNIT HEATER SCHEDULE									
MANUFACTURER'S MODEL NUMBER BASED ON TRANE UNLESS OTHERWISE NOTED.									
UNIT NO.	ROOM NO.	FRAME TYPE	MFR. MODEL NUMBER	KW	CFM	MBH	AMPS	VOLT	PHASE
UH-1	PUMP RM	CEILING MOUNTED	QMARK MUH0321	3.0	350	10.2	14.5	240	1
CUH-1	SHOP RR	SURFACE MOUNTED	UHW-021	2.0	-	6.8	-	240	1
CUH-2	UTILITY RM	SURFACE MOUNTED	UHW-021	2.0	-	6.8	-	240	1
1 FURNISH WITH INTEGRAL THERMOSTAT 2 FURNISH WITH FUSED DISCONNECT SWITCH 3 FURNISH WITH CEILING MOUNTING BRACKET 4 FURNISH WITH APPROPRIATE SLEEVE FOR MOUNTING STYLE									

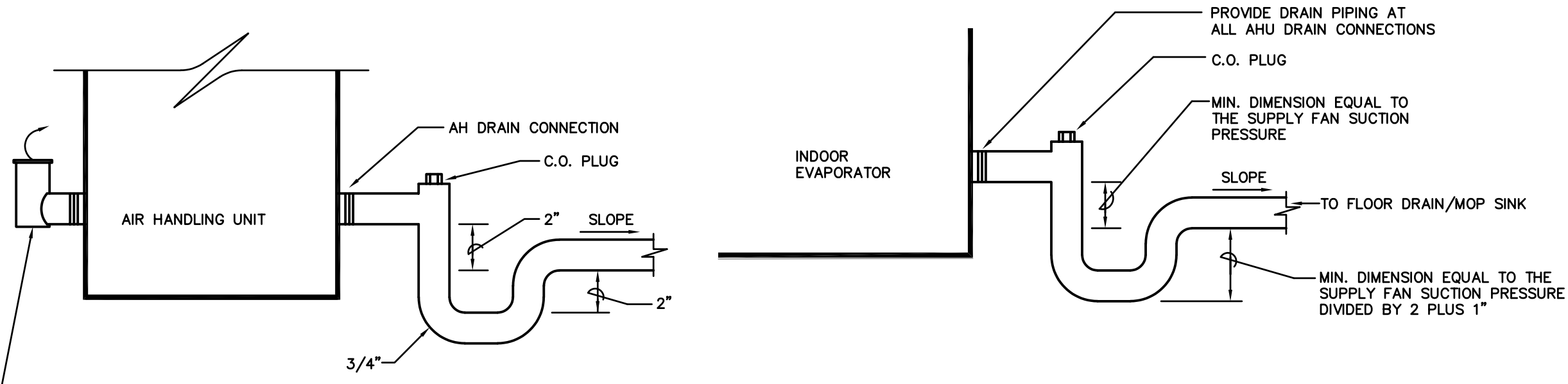
LOUVER SCHEDULE						
MANUFACTURER'S MODEL NUMBER BASED ON AIRLOUVE UNLESS OTHERWISE NOTED.						
UNIT NO.	MODEL NUMBER	LOCATION	WIDTH (INCHES)	HEIGHT (INCHES)	DEPTH (INCHES)	REMARKS
L-1	K6776	WASHBAY	24	24	6	1 2
L-2	K6776	WASHBAY	24	24	6	1 2
L-3	K6776	WASHBAY	14	14	6	1 2
L-4	K6776	TRUCKBAY	52	52	6	1 2
L-5	K6776	TRUCKBAY	20	20	6	1 2
L-6	K6776	M.O.T.	28	28	6	1 2
L-7	K6776	M.O.T.	14	14	6	1 2
L-8	K6776	M.O.T.	24	32	6	1 2
L-9	K6776	BREAK ROOM	24	16	6	1 2
L-10	K6776	TRUCKBAY	72	44	6	1 2
1 OPENING IN WALL BY G.C. 2 PROVIDE WITH KYNAR FINISH. COLOR SELECTION BY ARCHITECT.						

EQUIPMENT NOTES	
GAS MONITORING SYSTEM (GMS-1) GAS MONITORING SYSTEM - ARMSTRONG MODEL AMC-1BVC SINGLE ZONE GAS MONITORING SYSTEM WITH MODEL AMC 1222 CO/NO2 SENSORS AS SHOWN ON THE PLANS. HVAC CONTRACTOR SHALL INSTALL ALL CONTROL WIRING, RUN WIRING IN CONDUIT PER DIVISION 26 REQUIREMENTS. ELECTRICAL CONTRACTOR TO PROVIDE 120V/1Ø POWER TO CONTROL PANEL. SENSORS SHALL BE WIRED IN SERIES PER THE MANUFACTURER'S RECOMMENDATIONS. PROVIDE SENSORS AND COVERS SUITABLE FOR WET ENVIRONMENTS AS SPECIFIED ON THE PLANS.	
GAS MONITORING SYSTEM (GMS-2) GAS MONITORING SYSTEM - ARMSTRONG MODEL AMC-1AD1/2 DUAL ZONE GAS MONITORING SYSTEM WITH MODEL AMC 1222 CO/NO2 SENSORS AS SHOWN ON THE PLANS. HVAC CONTRACTOR SHALL INSTALL ALL CONTROL WIRING, RUN WIRING IN CONDUIT PER DIVISION 26 REQUIREMENTS. ELECTRICAL CONTRACTOR TO PROVIDE 120V/1Ø POWER TO CONTROL PANEL. SENSORS SHALL BE WIRED IN SERIES PER THE MANUFACTURER'S RECOMMENDATIONS. PROVIDE SENSORS AND COVERS SUITABLE FOR WET ENVIRONMENTS AS SPECIFIED ON THE PLANS. THE TRUCK BAY SHALL BE ONE ZONE AND MOT AREA SHALL BE THE SECOND ZONE.	
CO-1/HP-1 CO-1-INDOOR UNIT TRANE-MITSUBISHI FOUR-WAY CEILING CASSETTE, MODEL NTXKX09A112AA, 9000 BTUH NOMINAL COOLING CAPACITY; 11,000 BTUH NOMINAL HEATING CAPACITY. HP-1- OUTDOOR UNIT TRANE-MITSUBISHI MODEL NTXKH09A112AA, 9000 BTUH NOMINAL COOLING CAPACITY; 12,500 BTUH NOMINAL HEATING CAPACITY.	
UH-2 NATURAL GAS PROJECTION UNIT HEATER - REZNOR MODEL UDZ 400 MBH INPUT. FACTORY INSTALLED ALUMINIZED-STEEL HEAT EXCHANGER, SINGLE-STAGE COMBINATION GAS VALVE, 115V/1PH/60HZ. FURNISH WITH AND FIELD INSTALL VERTICAL VENT TERMINAL/COMBUSTION AIR KIT, MANUAL NATURAL GAS SHUTOFF VALVE, SINGLE STAGE THERMOSTAT, AND BRACKET ASSEMBLY FOR MOUNTING THERMOSTAT ON UNIT.	
UH-3 NATURAL GAS PROJECTION UNIT HEATER - REZNOR MODEL UDZ 175 MBH INPUT. FACTORY INSTALLED ALUMINIZED-STEEL HEAT EXCHANGER, SINGLE-STAGE COMBINATION GAS VALVE, 115V/1PH/60HZ. FURNISH WITH AND FIELD INSTALL VERTICAL VENT TERMINAL/COMBUSTION AIR KIT, MANUAL NATURAL GAS SHUTOFF VALVE, SINGLE STAGE THERMOSTAT, AND BRACKET ASSEMBLY FOR MOUNTING THERMOSTAT ON UNIT.	
UH-4 & UH-6 NATURAL GAS PROJECTION UNIT HEATER - REZNOR MODEL UDZ 120 MBH INPUT. FACTORY INSTALLED ALUMINIZED-STEEL HEAT EXCHANGER, SINGLE-STAGE COMBINATION GAS VALVE, 115V/1PH/60HZ. FURNISH WITH AND FIELD INSTALL VERTICAL VENT TERMINAL/COMBUSTION AIR KIT, MANUAL NATURAL GAS SHUTOFF VALVE, SINGLE STAGE THERMOSTAT, AND BRACKET ASSEMBLY FOR MOUNTING THERMOSTAT ON UNIT.	
UH-5 NATURAL GAS PROJECTION UNIT HEATER - REZNOR MODEL UDZ 175 MBH INPUT. FACTORY INSTALLED ALUMINIZED-STEEL HEAT EXCHANGER, SINGLE-STAGE COMBINATION GAS VALVE, 115V/1PH/60HZ. FURNISH WITH AND FIELD INSTALL VERTICAL VENT TERMINAL/COMBUSTION AIR KIT, MANUAL NATURAL GAS SHUTOFF VALVE, SINGLE STAGE THERMOSTAT, AND BRACKET ASSEMBLY FOR MOUNTING THERMOSTAT ON UNIT.	
EXV-1 X-VENT MODEL BSEB-F - SINGLE EXHAUST BOX WITH 8" DUCT CONNECTION. INCLUDES MOUNTING STRAPS AND GRAVITY BACKDRAFT DAMPER. COLOR SELECTION BY ARCHITECT.	
EXV-2 X-VENT MODEL BSEB-F - SINGLE EXHAUST BOX WITH 8" DUCT CONNECTION. INCLUDES MOUNTING STRAPS AND GRAVITY BACKDRAFT DAMPER. COLOR SELECTION BY ARCHITECT.	
GRH-1 & GRH-2 GAS RADIANT HEATER EQUAL TO ROBERTS GORDON VANTAGE MODEL HEV-125-30. 125,000 BTUH GAS INPUT RATE, 30"-0" TUBE LENGTH, 120V/1Ø, 1A. FURNISH WITH ALUMINIZED U-TUBE AND HIGH EFFICIENCY ALUMINUM REFLECTOR, VENTING KIT, BAFFLES, AND MODULATING THERMOSTAT. PROVIDE ALL REFLECTORS AND SHIELDING REQUIRED TO COORDINATE WITH WORK OF OTHER TRADES. INSTALLATION SHALL BE PER MANUFACTURER'S INSTALLATION INSTRUCTIONS.	
GRH-3 GAS RADIANT HEATER EQUAL TO ROBERTS GORDON - GORDON-RAY MODEL BH-150-50. 150,000 BTUH GAS INPUT RATE, 50"-0" TUBE LENGTH, 120V/1Ø, 1A. FURNISH WITH ALUMINIZED U-TUBE AND HIGH EFFICIENCY ALUMINUM REFLECTOR, VENTING KIT, BAFFLES, AND MODULATING THERMOSTAT. PROVIDE ALL REFLECTORS AND SHIELDING REQUIRED TO COORDINATE WITH WORK OF OTHER TRADES. INSTALLATION SHALL BE PER MANUFACTURER'S INSTALLATION INSTRUCTIONS.	
HMS-1 & HMS-2 CIRCULATION FAN - GREENHECK FAN MODEL: DS-6-12-70HV - TWELVE (12) FOOT DIAMETER FAN, 80 RPM, 230V/1Ø, 0.75 HP MOTOR, 2.5 FLA. FURNISH WITH FUSED DISCONNECT, LOCATE FAN AND PROVIDE WITH APPROPRIATE LENGTH EXTENSION TUBE TO ACHIEVE NECESSARY CLEARANCES PER MANUFACTURER'S RECOMMENDATIONS. PROVIDE FACTORY MOUNTED AND WIRED VFD CONTROLLER. PROVIDE INTERNAL POWER WIRING PIGTAIL WITH 3 FT OF FLEXIBLE POWER CORD FROM UNIT WITH UNSTRIPPED WIRE. PROVIDE WALL MOUNTED CONTROLLER. PROVIDE INTERNAL PLUG-AND-PLAY NETWORK COMMUNICATION WIRING PIGTAIL TO BE TERMINATED WITH SHIELDED CAT-5E SPLITTER (RJ45 PORTS). FAN SHALL BE INTERLOCKED WITH BUILDING FIRE ALARM SYSTEM IN ACCORDANCE WITH NFPA 72. PROVIDE INTERNAL FIRE ALARM WIRING PIGTAIL, 2.5 FT FROM UNIT. PROVIDE LOW-VOLTAGE (24VDC/VAC OR 115VAC), NORMALLY CLOSED ELECTROMECHANICAL FIRE ALARM RELAY. PROVIDE TWISTED PAIR (STP) CAT-5E CONTROL CABLE. ALL WIRING SHALL BE PROVIDED BY THE ELECTRICAL CONTRACTOR. COLOR SELECTION BY ARCHITECT.	
AIRCOMP-1 CHAMPION PNEUMATIC MODEL VR7F-8. WIRED FOR 7.5 HP MOTOR, 230 V, 60 HZ, 1 PH. MOTOR SHALL BE MARATHON MOTOR MODEL TV0215BDW17048AA M. 1735 RPM, 34.5 FLA.	

MECHANICAL LEGEND	
SYMBOL	DESCRIPTION
CW	DOMESTIC COLD WATER LINE
CWR	CHILLED WATER RETURN
CWS	CHILLED WATER SUPPLY
D	DRAIN LINE
G	GAS LINE
HW	DOMESTIC HOT WATER LINE
LQ	LIQUID LINE
R	REFRIGERANT LINE SET
SAN	SANITARY LINE
SUCT	SUCTION LINE
V	VENT LINE
●	PENDANT TYPE SPRINKLER HEAD
○	UPRIGHT TYPE SPRINKLER HEAD
X	P-TRAP (PLAN VIEW)
H	HOSE BIBB
---	EXISTING WORK TO REMAIN
---	EXISTING WORK TO BE REMOVED
---	HEATING WATER RETURN
---	HEATING WATER SUPPLY
---	PIPE FLANGES
---	45° BOOT BRANCH TAKEOFF
SYMBOL	DESCRIPTION
---	PIPE UNION
---	Y-TYPE STRAINER
---	COMB. BALANCE & STOP VALVE
---	GATE VALVE (SCREWED BODY)
---	BALL VALVE
---	CHECK VALVE
---	GAS COOK OR BALANCE VALVE
---	FLOOR OR AREA DRAIN
---	THERMOSTAT
---	CONNECT TO EXISTING
---	THRU FLOOR AS SHOWN
---	JANITOR OR SHOWER TRIM
---	SUPPLY DUCT UP
---	SUPPLY DUCT DOWN
---	R.A., O.A., OR EXH. DUCT UP
---	R.A., O.A., OR EXH. DUCT DOWN
---	ROUND DUCT
---	ELBOW WITH TURNING VANES
---	MAN. DAMPER
---	SPR-BL FITTING WITH BALANCE DAMPER

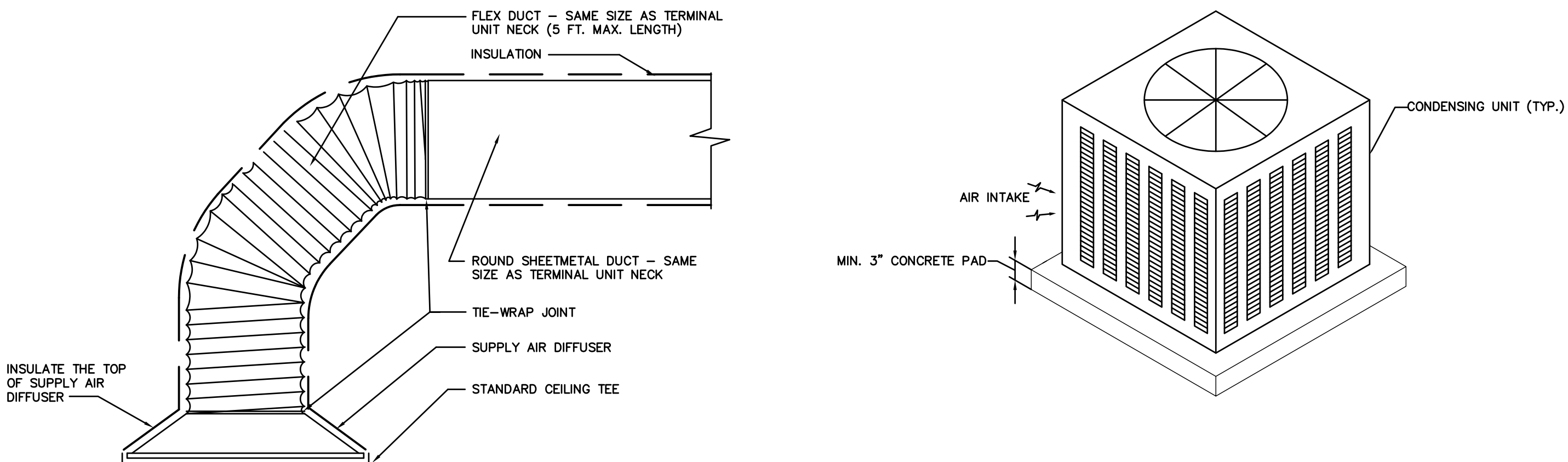
MECHANICAL ABBREVIATIONS		
AB.	ABOVE	INV. ELEV.
AD.	ACCESS DOOR	J.R.
BTM.	BOTTOM	LAV.
BLDG.	BUILDING	MAN. DPR.
CLG.	CEILING	MECH.
CONC.	CONCRETE	M. A.
C.O.	CLEANOUT	O.A.
CONN.	CONNECT	PLUMB.
CONTR.	CONTRACTOR	REG.
DTL.	DETAIL	REQD.
DIFF.	DIFFUSER	R.A.
DN.	DOWN	RM.
ELEC.	ELECTRICAL	S.A.
EXH.	EXHAUST	SHT.MTL.
EXST.	EXISTING	S & R
E.W.C.	ELECTRIC WATER COOLER	S.S.
FLEX.	FLEXIBLE	TYP.
FLR.	FLOOR	T.C.C.
F.D.	FLOOR DRAIN	UR.
FURN.	FURNISH	V.T.R.
GR.	GRILLE	VB. ISOL.
H.B.	HOSE BIBB	W/
HTR.	HEATER	W.C.
INV. ELEV.	INVERT ELEVATION	
J.R.	JANITOR RECEPTOR	
LAV.	LAVATORY	
MAN. DPR.	MANUAL DAMPER	
MECH.	MECHANICAL	
M. A.	MIXED AIR	
O.A.	OUTSIDE AIR	
PLUMB.	PLUMBING	
REG.	REGISTER	
REQD.	REQUIRED	
R.A.	RETURN AIR	
RM.	ROOM	
S.A.	SUPPLY AIR	
SHT.MTL.	SHEET METAL	
S & R	SUPPLY & RETURN	
S.S.	SERVICE SINK	
TYP.	TYPICAL	
T.C.C.	TEMP. CONTROL CONTRACTOR	
UR.	URNAL	
V.T.R.	VENT THRU ROOF	
VB. ISOL.	VIBRATION ISOLATION	
W/	WITH	
W.C.	WATER CLOSET	

- NOTES:
- ALL DRAIN LINES SHALL BE TRAPPED PER THIS DETAIL.
 - EXTEND A 3/4" DRAIN LINE FROM EACH AIR HANDLING UNIT PRIMARY DRAIN CONNECTION TO THE HUB DRAIN LOCATED IN THE SAME ROOM OR ELSEWHERE AS NOTED ON THE DRAWINGS. TERMINATE PRIMARY DRAIN LINE INDIRECT TO HUB DRAIN PROVIDED BY PLUMBING CONTR.
 - HVAC CONTRACTOR SHALL FURNISH, INSTALL & WIRE AN SMD RESEARCH, INC. MODEL S52 LOW VOLTAGE A/C CONDENSATE OVERFLOW SHUT-OFF SWITCH. SWITCH SHALL BE INSTALLED IN THE UNIT SECONDARY DRAIN OUTLET & WIRED TO SHUT OFF THE AIR HANDLER IN THE EVENT OF A PRIMARY DRAIN LINE MALFUNCTION.



AIR HANDLING UNIT CONDENSATION DRAIN SYSTEMS
SCALE: N.T.S.

INDOOR EVAPORATOR CONDENSATE DRAIN TRAP PIPING
N.T.S.



SUPPLY AIR DIFFUSER DETAIL

CONDENSING UNIT MOUNTING DETAIL
N.T.S.

MECHANICAL SPECIFICATIONS

I. GENERAL CONDITIONS

A. GENERAL

1. EXCEPT AS SPECIFIED TO THE CONTRARY, THIS CONTRACT SHALL INCLUDE FURNISHING, INSTALLING, CONNECTING AND OPERATION OF ALL EQUIPMENT WHICH IS PART OF MECHANICAL SYSTEMS.
2. GENERAL AND SPECIAL CONDITIONS OF AIA (AMERICAN INSTITUTE OF ARCHITECTS) AND OWNER'S GENERAL REQUIREMENTS SHALL APPLY UNLESS NOTED OTHERWISE.
3. THE REQUIREMENTS SET FORTH UNDER "GENERAL CONDITIONS", "MODIFICATIONS TO GENERAL CONDITIONS", AND "SPECIAL CONDITIONS" ARE A PART OF THIS CONTRACT.
4. THIS CONTRACT SHALL INCLUDE A VISIT TO THE JOB SITE AND TAKE INTO CONSIDERATION MECHANICAL, ELECTRICAL AND GENERAL TRADE WORK IN PLACE AND WORK TO BE PUT INTO PLACE PRIOR TO BIDDING. REROUTING OF DUCTWORK, PIPING AND EQUIPMENT, AS REQUIRED TO MISS THIS WORK SHALL BE ACCOMPLISHED AT NO ADDITIONAL COST TO THE OWNER.
5. ALL MOTORS FOR SUCH EQUIPMENT (IF AND WHERE SPECIFIED ON DRAWINGS) SHALL BE FURNISHED AND INSTALLED AS PART OF THIS CONTRACT. CONTROLS FOR SUCH MOTORS SHALL BE FURNISHED UNDER THIS CONTRACT AND INSTALLATION OF CONTROLS AND ALL ELECTRICAL WIRING, NOT SHOWN ON ELECTRICAL DRAWINGS, SHALL BE PERFORMED UNDER THIS CONTRACT.

B. SUBSTITUTIONS AND MISCELLANEOUS EQUIPMENT

1. THE BIDDING OF THIS WORK WILL CONTEMPLATE THE USE OF EQUIPMENT AND MATERIALS EXACTLY AS SPECIFIED HEREIN. WHERE ONE OR MORE NAMES OF MANUFACTURERS ARE MENTIONED ANY ONE MAY BE UTILIZED.
2. ALTERNATE EQUIPMENT MAY BE BID AS A SUBSTITUTION TO THAT SPECIFIED WITH THE APPROPRIATE DEDUCT NOTED. HOWEVER, THE EQUIPMENT SUBSTITUTED SHALL MEET ALL SPECIFICATIONS IN DESIGN AND BE SUBJECT TO OWNER AND/OR ENGINEER APPROVAL. ANY ADDITIONAL COST INCURRED DUE TO SUBSTITUTION SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AT NO EXPENSE TO THE OWNER.
3. MISCELLANEOUS ITEMS NECESSARY TO COMPLETE THE PIPING SYSTEMS SUCH AS FITTING, HANGERS, ETC., CAN BE OF ANY RECOGNIZED MAJOR U.S. MANUFACTURER. ITEMS MEET MINIMUM STANDARDS AS SET BY THE ENGINEER.

C. ORDINANCES, PERMITS CERTIFICATES AND OWNER REQUIREMENTS

1. ALL WORK UNDER THIS CONTRACT SHALL BE INSTALLED IN FULL ACCORDANCE WITH THE OWNER'S REQUIREMENTS, ALL LAWS, ORDINANCES AND ALL REGULATIONS OF THE STATE, COUNTY, AND MUNICIPALITY WHICH IN ANY WAY AFFECTS THIS WORK. THE ARCHITECT WILL OBTAIN THE GENERAL BUILDING, MECHANICAL, ELECTRICAL AND PLUMBING PERMITS. ANY OTHER PERMITS AND CERTIFICATES OF INSPECTION REQUIRED FOR THE PROJECT WILL BE OBTAINED BY THE CONTRACTOR PERFORMING THE WORK. FEES WILL BE INCLUDED IN THE BID PRICE. ALL WORK SHALL BE INSTALLED IN ACCORDANCE WITH REGULATIONS OF THE FIRE UNDERWRITERS HAVING JURISDICTION AND LOCAL UTILITIES. CONTRACTOR SHALL ALSO SECURE ANY PERMITS OR PAY ANY FEES TO THE LOCAL UTILITY COMPANIES FOR THE WORK REQUIRED.

D. DRAWINGS

1. MECHANICAL DRAWINGS ARE DIAGRAMMATIC AND ARE INTENDED TO SHOW THE APPROXIMATE LOCATION OF OUTLETS, EQUIPMENT AND PIPING.
2. THE EXACT LOCATION OF OUTLETS, EQUIPMENT AND PIPING MAY BE CHANGED FROM TIME TO TIME AS WORK PROGRESSES. UNDER THIS CONTRACT ALL LOCATIONS SHALL BE VERIFIED SHALL BE VERIFIED WITH ALL TRADES AND THAT THEY ARE ACCORDING TO THE LATEST INFORMATION AVAILABLE. SHOULD THIS NOT BE DONE, THE WORK WILL BE CHANGED AT NO ADDITIONAL EXPENSE TO THE OWNER.
3. THE OWNER RESERVES THE RIGHT TO MAKE MINOR CHANGES IN LOCATIONS OF EQUIPMENT OR PIPING ARRANGEMENTS UP TO THE TIME OF ROUGH-IN WITHOUT ADDITIONAL COSTS.
4. THE DRAWINGS AND SPECIFICATIONS ARE INTENDED TO SUPPLEMENT EACH OTHER AND ANY MATERIALS OR LABOR CALLED FOR IN ONE SHALL BE FURNISHED EVEN THOUGH NOT MENTIONED IN BOTH. ANY MATERIALS OR LABOR WHICH IS NEITHER SHOWN ON THE DRAWINGS NOR CALLED FOR IN THE SPECIFICATIONS BUT WHICH IS OBVIOUSLY NECESSARY TO COMPLETE THE WORK AND WHICH IS USUALLY INCLUDED IN WORK OF A SIMILAR CHARACTER SHALL BE FURNISHED UNDER THIS CONTRACT.

5. AS PART OF THIS WORK THE CONTRACTOR SHALL SUBMIT ONE (1) BLUE LINE SET AND ONE SET OF SETS OF AS BUILT DRAWINGS INDICATING THE EXACT LOCATION OF ALL WORK INSTALLED. ACCEPTANCE SHALL OCCUR UNTIL RECEIPT OF THESE DRAWINGS IS OBTAINED BY THE OWNER.

E. SHOP DRAWINGS

1. AS PART OF THE WORK INCLUDED UNDER EACH MECHANICAL SECTION, WITHOUT CAUSING ANY DELAY IN WORK, SHOP DRAWINGS OF ALL EQUIPMENT AND MATERIAL SHALL BE SUBMITTED FOR ENGINEER'S REVIEW.
2. SUBMITTAL SHALL INCLUDE WIRING DIAGRAMS, PERFORMANCE CURVES AND DATA SPECIFIC TO THIS PROJECT AND BEAR CONTRACTOR'S APPROVAL. CERTIFYING THAT HE HAS VERIFIED CONFORMANCE TO THE CONTRACTUAL DOCUMENTS.
3. IN THE ENGINEER'S REVIEW OF SHOP DRAWINGS, REVIEW IS FOR CONFORMANCE WITH THE GENERAL DESIGN CONCEPT AND ARRANGEMENT ONLY. COMMENTS, CORRECTIONS OR MARKINGS DO NOT CONSTITUTE WAIVER OF THE CONTRACT DOCUMENTS REQUIREMENTS, DIMENSIONS, QUANTITIES AND COORDINATION ARE THE RESPONSIBILITY OF THE CONTRACTOR.
4. THIS CONTRACTOR IS TO PROVIDE 1/4" SCALE REPRODUCIBLE DRAWINGS (CONSTRUCTION SET) OF SHEET METAL DRAWINGS FOR USE IN COORDINATING WORK OF PLUMBING, FIRE PROTECTION AND ELECTRICAL WITH LAYOUT OF AIR DISTRIBUTIONS SYSTEM AND RELATED WORK. LIGHTING, CEILING GRID AND CEILING ACCESS DOORS WILL BE SHOWN LIGHTLY TO VERIFY COORDINATION. HVAC CONTRACTOR TO PROVIDE INITIAL DRAWINGS WITHIN 60 DAYS OF AWARD OF CONTRACT. EACH PRIME CONTRACTOR IS RESPONSIBLE FOR OVERLAYING HIS WORK ONTO THESE DRAWINGS, FOR PROVIDING INFORMATION AS TO SIZE, ELEVATION AND LOCATION PROPOSED FOR ALL COMPONENTS; AND FOR COORDINATION OF HIS WORK WITH THAT OF OTHER CONTRACTORS. FINAL RESOLUTION OF ALL ITEMS TO BE DETERMINED AT PROJECT MEETINGS HELD BY ARCHITECT OR OWNER.

F. CLEANING UP

1. UNLESS OTHERWISE NOTED, ALL EXCESS MATERIALS AND DEBRIS CAUSED BY THIS WORK SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND PROMPTLY BE REMOVED FROM THE SITE. ALL FIXTURES AND EQUIPMENT INSTALLED SHALL BE THOROUGHLY CLEANED WEEKLY. ALL MOTORS AND EQUIPMENT SHALL BE COVERED OR OTHERWISE PROTECTED FROM CONSTRUCTION DUST AND DEBRIS. NO EQUIPMENT OTHER THAN THOSE DESIGNED TO ARE TO BE EXPOSED TO INCLEMENT WEATHER.

G. CUTTING AND PATCHING

1. CUTTING FOR OPENINGS, WHEN NECESSARY, SHALL BE DONE BY THIS CONTRACTOR WITH SUCH TOOLS AND METHODS AS TO PREVENT UNNECESSARY DAMAGE TO SURROUNDING AREAS OR EQUIPMENT.
2. FILL SPACE IN ALL AREAS PACKING WHERE REQUIRED TO MAINTAIN FIRE RATING. OPENINGS SHALL BE TEMPORARILY FIRE STOPPED UNTIL PERMANENT FIRE STOPPING IS DONE. THIS INCLUDES HOLES LEFT DUE TO REMOVAL OF PIPING.
3. PATCHING SHALL MATCH EXISTING SURFACES IN KIND AND FINISH, AND SHALL BE DONE BY THE GENERAL CONTRACTOR.
4. NO STRUCTURAL MEMBER WILL BE CUT INTO WITHOUT THE EXPRESSED PERMISSION OF THE OWNER'S REPRESENTATIVE.

H. FIRESTOPPING

1. EACH CONTRACTOR SHALL BE RESPONSIBLE FOR FIRESTOPPING AROUND ALL OPENINGS FOR PIPES, DUCTS, CONDUITS ETC., INSTALLED BY HIM AT ALL FIRE WALLS. FIRESTOPPING SHALL BE PERFORMED BY AN INSTALLER WHO HAS BEEN TRAINED BY THE MANUFACTURER, OR MANUFACTURER'S REPRESENTATIVE, IN THE INSTALLATION PROCEDURES BASED ON PUBLISHED UL TESTED FIRE STOP SYSTEMS.
2. FIRESTOPPING SHALL MEET THE REQUIREMENTS OF ASTM E-814 OR UL 1479 FIRE TESTS BY A RECOGNIZED TESTING AGENCY. FIRESTOPPING SHALL ALSO CONFORM TO THE FOLLOWING GOVERNING CODES: OHIO BUILDING CODE, NFPA 101-LIFE SAFETY CODE & NFPA 70 - NATIONAL ELECTRIC CODE.
3. PENETRATION
 - a. CLEAN PENETRATION HOLES OF DIRT, LOOSE MATERIALS AND FOREIGN MATTER WHICH MAY AFFECT BOND OR INSTALLATION.
 - b. REMOVE COATINGS SUCH AS PAINT, CURING COMPOUNDS, WATER REPELLENT & SEALERS AS REQUIRED.
 - c. INSTALL BACKING MATERIALS TO PREVENT LIQUID MATERIAL LEAKAGE.
4. APPLICATION
 - a. PREPARE AND APPLY PENETRATION SEALING SYSTEMS IN ACCORDANCE WITH MANUFACTURER'S PRINTED INSTRUCTIONS.
 - b. EMPLOY INSTALLATION TECHNIQUES WHICH WILL ENSURE THAT FIRESTOPPING IS DEPOSITED TO FILL AND SEAL HOLES AND OPENINGS.
 - c. TOOL EXPOSED SURFACES OF APPLIED SEALANT TO SMOOTH FINISH.
 - d. PROTECT MATERIALS FROM DAMAGE ON SURFACES SUBJECTED TO TRAFFIC.
5. PROVIDE INTUMESCENT SEALANTS AND COLLARS AT OPENINGS INVOLVING PLASTIC OR INSULATED PIPE SIMILAR TO THE METACALK SERIES 880 AND 950.
6. FIRESTOPPING BY DOW CORNING, 3M, HILTI OR METACALK MAY FURNISHED AT THE CONTRACTOR'S OPTION.

I. GUARANTEE

1. ALL LABOR AND MATERIALS FURNISHED UNDER THIS CONTRACT SHALL BE GUARANTEED FOR A PERIOD OF ONE (1) YEAR FROM THE DATE OF FINAL ACCEPTANCE BY THE OWNER WHICH WILL COMMENCE UPON THE FINAL INSPECTION BY THE ENGINEER. DURING THIS TIME, ALL LEAKS, CORRECTION OF ALL THE FAILURES TO SUCH MATERIAL AND THE CORRECTION OF ALL DISCREPANCIES WITH DRAWING CODE AND THE SPECIFICATIONS SHALL BE DONE UNDER THIS CONTRACT AT NO ADDITIONAL EXPENSE TO THE OWNER.

J. RECORD DRAWINGS

1. THE CONTRACTOR SHALL KEEP AN ACCURATE RECORD OF ALL DEVIATIONS FROM CONTRACT DRAWINGS AND SPECIFICATIONS. HE SHALL NEATLY AND CORRECTLY ENTER IN COLORED PENCIL ALL DEVIATIONS ON DRAWINGS. AT COMPLETION OF THE PROJECT DELIVER DRAWINGS TO OWNER'S REPRESENTATIVE.

II. HVAC

A. HVAC INSULATION

1. INSULATION THICKNESSES ARE BASED ON INSULATION HAVING THERMAL RESISTANCE IN THE RANGE OF 4.0 R/HI F 1.2/8TU TO 4.6 R/HI F 1.2/8TU PER INCH OF THICKNESS ON A FLAT SURFACE AT A MEAN TEMPERATURE OF 75°F. INSULATION THICKNESS SHALL BE INCREASED FOR MATERIALS HAVING R VALUES LESS THAN 4.0 OR MAY BE REDUCED FOR MATERIALS HAVING R VALUES GREATER THAN 4.6 TO OBTAIN EQUIVALENT "R" VALUES.
2. ALL INSULATING MATERIALS, INCLUDING JACKETS, CEMENTS, ADHESIVES, VAPOR BARRIERS, ETC., SHALL BE U.L. LISTED WITH A FLAME SPREAD RATING NOT TO EXCEED 25 AND A SMOKE DEVELOPED RATING NOT TO EXCEED 50.

MOLDED PLASTIC FITTING COVERS SHALL BE U.L. APPROVED WITH A FLAME SPREAD RATING NOT TO EXCEED 25 AND A SMOKE DEVELOPED RATING NOT TO EXCEED 50.

PIPE INSULATION SHALL BE SCHUELLER "MICRO-LOK" GLASS FIBER INSULATION RATED FOR 800°F, WITH FACTORY APPLIED AP-1 ALL PURPOSE, SELF-SEALING VAPOR BARRIER JACKET. BUTT STRIPS SHALL BE MINIMUM 3" WIDE OF SAME MATERIAL AS JACKET.

DUCT INSULATION SHALL BE SCHUELLER RIGI TYPE AS NOTED WITH FSK GLASS FIBER REINFORCED FOIL FACED FLAME RESISTANT KRAFT PAPER VAPOR BARRIER FACING.

ALL COVER ABOVE SHALL BE BY SCHUELLER, EQUIVALENT TYPE THICKNESS AND CONDUCTIVITY INSULATION BY OWENS CORNING, KNAUF, OR CERTAINTED MEETING ALL REQUIREMENTS MAY BE FURNISHED AT THE CONTRACTOR'S OPTION.

2. COVER ALL DUCTWORK AS FOLLOWS:

- a. ALL ROUND DUCTWORK IN THE CEILING SPACE SHALL BE INSULATED W/ 1 1/2" THICK, 1 LB. DENSITY BLANKET FLEXIBLE DUCT INSULATION.
- b. ALL RECTANGULAR MEDIUM AND LOW PRESSURE DUCTWORK IS TO BE LINED, LINED DUCTS WITHIN THE CEILING PLENUM SPACE DO NOT REQUIRE WRAPPING. SEE DUCT LINER SECTION FOR REQUIREMENTS.
- c. ALL OUTSIDE AIR DUCTS SHALL BE INSULATED W/ 3" THICK, 1 LB. DENSITY BLANKET FLEXIBLE DUCT INSULATION.
- d. ADHERE INSULATION TO DUCT SURFACE WITH FOSTER NO. 85-20 ADHESIVE APPLIED IN 6" WIDE STRIPS ON 12" CENTERS, BUTT ALL EDGES OF INSULATION AND SEAL ALL JOINTS WITH A FOIL-SCOTCH-KRAFT TAPE OR FLANGE ADHERED OVER THE JOINT. SECURE INSULATION WITH FLARE DOOR STAPLES UNTIL THE ADHESIVE SETS.
- e. SEAL, ALL BREAKS AND JOINTS IN VAPOR BARRIER WITH 2-1/2" WIDE PRESSURE SENSITIVE TAPE TO MATCH VAPOR BARRIER FACING. ADHERE WITH FOSTER 85-20 ADHESIVE WHERE NECESSARY.

3. COVER CONDENSATION DRAIN PIPING AS FOLLOWS:

- a. COVER ALL PIPING WITH 1/2" THICKNESS GLASS FIBER PIPE INSULATION.
- b. SEAL ALL LAPS AND BUTT STRIPS WITH WHITE VAPOR BARRIER CEMENT OR FACTORY SELF-SEALING LAPS.
- c. FITTINGS SHALL BE WRAPPED WITH COMPRESSED FIBERGLASS TO SAME THICKNESS AND DENSITY AS ADJACENT PIPE. INSULATION AND COVERED WITH A MOLDED PLASTIC FITTING.

B. LOW PRESSURE DUCTWORK AND ACCESSORIES

1. DUCTWORK AND ACCESSORIES SHALL BE FABRICATED AND INSTALLED IN STRICT ACCORDANCE WITH THE 21" W.G. TABLE IN THE LATEST EDITION OF SMACNA EXCEPT AS HEREIN NOTED AND/OR AS DETAILED ON THE DRAWINGS.
 - a. ALL ROUND DUCTS SHALL BE SPIRAL LOCKSEAM CONSTRUCTION OF GAUGES AS RECOMMENDED BY SMACNA.
 - b. FIBERGLASS DUCT BOARD SHALL NOT BE UTILIZED. DUCTWORK, PLENUM, ETC. SHALL BE CONSTRUCTED OF SHEET METAL.
 - c. VANED ELBOWS ARE TO UTILIZE DOUBLE THICKNESS VANES WITH THE ELBOW HEAT RADIUSED THE SAME AS THE TURNING VANE. ELBOW CHECKS ARE TO BE MINIMUM OF 3". VANED ELBOWS ARE NOT TO BE UTILIZED IN DUCTWORK WHERE VELOCITY EXCEEDS 2000 FPM.

- d. RADIUS ELBOWS, 1/3 RADIUS OR FULL RADIUS ARE TO BE UTILIZED EXCEPT WITHIN 20" OF AN AIR OUTLET. 1/3 RADIUS ELBOWS SHALL HAVE A TURNING VANE ONE GAGE HEAVIER THAN DUCT CONSTRUCTION.

- e. ALL DUCTWORK DIMENSIONS INDICATED ON PLANS ARE CLEAR INSIDE DIMENSIONS. WHERE DUCTS ARE LINED, DUCTWORK IS TO BE INCREASED TO MAINTAIN THAT FREE AREA.
- f. FLEXIBLE CONNECTIONS TO ALL EQUIPMENT SHALL BE MADE WITH 3" WIDE DOUBLE NEOPRENE COATED FLAME RETARDANT FIBER GLASS FLEXIBLE CONNECTION. FLEXIBLE TO HAVE A MINIMUM OF 24" GAUGE, 3" WIDE SHEET METAL COLLARS PERMANENTLY ATTACHED TO EACH SIDE.
- g. MITERED OFFSETS GREATER THAN 30" IN EITHER DIRECTION SHALL NOT BE PERMITTED.
- h. CHANGES IN DUCT SIZES SHALL BE MADE BY UNIFORM TAPER SECTION WITH A MAXIMUM INCLUDED ANGLE OF DIVERGENCE OF 15°.
- i. SPLITTER DAMPERS SHALL NOT BE PERMITTED UNLESS SPECIFICALLY NOTED ON THE DRAWING.
- j. VOLUME DAMPERS SHALL BE SINGLE BLADE UP TO 6" IN WIDTH AND MULTIBLADE FOR LARGER SIZES. VOLUME DAMPERS SHALL HAVE BALL BEARINGS AND SHALL INCORPORATE LOOKING TYPE INDICATING ADJUSTMENT.
- k. FLEXIBLE DUCTS TO BE THERMAFLEX W-KC INSULATED FLEXIBLE DUCTWORK RATED AT 10° POSITIVE STATIC PRESSURE MINIMUM. MAXIMUM LENGTH OF FLEXIBLE DUCT TO BE 5'-0". FLEXMASTER TYPE 3M INSULATED FLEXIBLE DUCT MEETING ALL SPECIFIED REQUIREMENTS MAY BE FURNISHED AT THE CONTRACTOR'S OPTION.

- i. ALL DUCT JOINTS IN DUCT SYSTEMS SHALL BE MADE TIGHT. DUCT SEALER SHALL BE USED TO SEAL JOINTS.

C. DUCT LINER - RECTANGULAR DUCTS

1. ALL RECTANGULAR LOW & MEDIUM PRESSURE SUPPLY AIR DUCTWORK & ALL RETURN AIR DUCTS SHALL BE INTERNALLY LINED W/ 1" THICK, 1 1/2 POUND DENSITY FLEXIBLE THERMAL & ACOUSTICAL INSULATION. THE SURFACE FACING THE AIR STREAM SHALL BE TREATED WITH A NON-CORROSIVE COATING TO PREVENT AIR EROSION. LINER SHALL BE AS MANUFACTURED BY OWENS-CORNING OR EQUIVALENT EQUIVALENT FROM MANVILLE OR KNAUF. NOTE THAT DUCTWORK LOCATED IN UNCONDITIONED SPACES SHALL BE LINED AND WRAPPED.
 - a. DUCT INSULATION FASTENERS SHALL BE METAL SPINDLE ANCHORS AND WASHERS WITH A NON-CORROSIVE COATING. SPINDLES ARE TO BE FOR SPOT WELDING TO THE DUCT.
 - b. DUCT INSULATION ADHESIVE SHALL BE H.B. FULLER CO., CO., FOSTER 85-23 OR ENGINEER APPROVED EQUAL.

D. GRILLES, REGISTERS AND DIFFUSERS

1. REFER TO DRAWINGS FOR BASIS OF DESIGN.
2. AIR DEVICES BY ANEMOSTAT, KRUEGER OR TITUS, MEETING ALL SPECIFIED REQUIREMENTS MAY BE FURNISHED AT THE CONTRACTOR'S OPTION.
3. ALL LINEAR DIFFUSER PLENUM BOXES ARE TO BE SUPPORTED FROM THE STRUCTURE ABOVE.

E. MANUAL BALANCE DAMPERS

1. BASED ON RUSKIN MD-35/0B OPPOSED BLADE WITH MOLDED SYNTHETIC BEARINGS, 6" WIDE 16 GAUGE GALVANIZED STEEL BLADES, EXTENDED SHAFT AND LINKAGE.
 - a. BALANCING DAMPERS FOR ROUND DUCTS SHALL BE RUSKIN MD35-25 SINGLE BLADE, 20 GAUGE GALVANIZED STEEL.
 - b. ALL DAMPERS SHALL BE EQUIPPED WITH LOOKING QUADRANTS.
2. AT THE CONTRACTOR'S OPTION, MANUAL BALANCING DAMPERS SHALL BE MANUFACTURED BY THE CONTRACTOR PER SMACNA STANDARDS. DAMPERS SHALL HAVE LOOKING QUADRANTS ON BOTH SIDES OF THE DUCT.
3. DAMPERS BY AIR BALANCE, GREENHECK OR VENT PRODUCTS OF THE SAME TYPE AND MEETING SPECIFIED REQUIREMENTS, MAY BE FURNISHED AT THE CONTRACTOR'S OPTION.

F. CONTROLS

1. THIS CONTRACT SHALL INCLUDE ALL LINE, LOW VOLTAGE CONTROL WIRING AND INTERLOCK WIRING TO OPERATE HEATING, VENTILATING AND AIR CONDITIONING EQUIPMENT INSTALLED UNDER THIS CONTRACT. ALL WIRING TO COMPLY WITH ELECTRICAL SPECIFICATIONS, THE NATIONAL ELECTRIC CODE, AND ALL STATE AND LOCAL CODES.

G. AIR SYSTEM BALANCING

1. AN INDEPENDENT AIR BALANCE COMPANY WILL BE HIRED BY THE LANDLORD TO PERFORM ALL AIR BALANCING UNDER A SEPARATE CONTRACT. IT SHALL BE THE RESPONSIBILITY OF THIS CONTRACTOR TO COORDINATE & SUPERVISE THE WORK OF THE BALANCING CONTRACTOR INCLUDING MAKING ALL NECESSARY ARRANGEMENTS WITH THE BALANCING CONTRACTOR FOR BALANCING THE AIR SYSTEMS AFTER ALL EQUIPMENT, DUCTWORK, OUTLETS AND ACCESSORIES HAVE BEEN INSTALLED. THE HVAC CONTRACTOR SHALL MAKE ALL NECESSARY ADJUSTMENTS REQUIRED TO OBTAIN PROPER OPERATION OF THE HVAC SYSTEMS.
2. IF REQUIRED, A MEETING SHALL BE ARRANGED BETWEEN THE HVAC CONTRACTOR, THE BALANCE CONTRACTOR AND THE ENGINEER TO RESOLVE ANY PROBLEMS OR DEVIATIONS FROM THE CONTRACT DRAWINGS AND SPECIFICATIONS BEFORE THE FINAL BALANCE WORK IS COMPLETED AND THE FINAL REPORT IS SUBMITTED FOR REVIEW BY THE ENGINEER.

H. TESTS AND ADJUSTMENTS

1. CONTRACTOR SHALL ARRANGE AND PAY FOR A CERTIFIED TEST AND AIR BALANCE FOR THE PROJECT, WITHIN TWO WEEKS AFTER COMPLETION OF THE CONSTRUCTION. A CERTIFIED AIR BALANCE REPORT SHALL BE SUBMITTED TO THE OWNER FOR REVIEW AND APPROVAL. IN THE EVENT THAT THE OWNER REQUIRED ADJUSTMENTS TO OWNER'S AIR DISTRIBUTION, CONTRACTOR SHALL PAY ALL COSTS RELATED THERE TO.

I. FURNACES

1. FURNACES ARE BASED ON TRANE, MODEL NUMBER AND CAPACITY AS NOTED ON DRAWINGS.
2. ELECTRIC HEAT MODULES SHALL BE INTEGRAL TO THE UNIT.
3. BLOWER WHEELS SHALL BE CENTRIFUGAL, FORWARD CURVED, DIRECT DRIVE TYPE AND DYNAMICALLY BALANCED FOR SMOOTH, QUIET OPERATION. MOTORS SHALL BE 4 OR 6-SPEED (VIA MOTOR TAPS) PERMANENT SPLIT CAPACITOR TYPE WITH BUILT-IN OVERLOAD PROTECTION AND SLEEVE BEARINGS. UNITS SHALL BE SELECTED TO PROVIDE THE SCHEDULED EXTERNAL STATIC PRESSURE (EXTERNAL STATIC PRESSURE DOES NOT INCLUDE EVAPORATOR COIL PRESSURE DROP).
4. CABINETS SHALL BE MANUFACTURED OF HEAVY GAUGE GALVANIZED STEEL. THE INTERIOR OF THE CABINETS SHALL BE COMPLETELY INSULATED WITH A MINIMUM OF 1/2" INSULATION FOR THERMAL AND ACOUSTICAL TREATMENT.
5. A SEPARATE COOLING COIL SECTION SHALL BE PROVIDED. COOLING COILS SHALL BE DIRECT EXPANSION TYPE DESIGNED FOR APPLICATION WITH FURNACES AND SHALL BE MATCHED WITH CONDENSING UNITS. COILS SHALL BE COPPER TUBE/ALUMINUM FIN DESIGN COMPLETE WITH REFRIGERANT METERING DEVICE AND INSULATED CABINET WITH DRAIN PAN.
6. SYSTEMS SHALL BE DESIGNED FOR REFRIGERANT R-410A.
7. PROVIDE A DIGITAL ELECTRONIC, 7 DAY PROGRAMMABLE, AUTOMATIC CHANGEOVER, HARD WIRED THERMOSTAT WITH BACKUP DISPLAY AND A BUILT-IN CYCLE PROTECTOR. THERMOSTATS SHALL BE SUITABLE FOR USE WITH SPLIT CONDENSING UNIT SYSTEMS WITH AUXILIARY ELECTRIC HEAT.
8. UNITS ARE TO BE HUNG FROM THE STRUCTURE ABOVE WITH SPRING VIBRATION ISOLATORS.
9. FURNACE BY BRYANT, JOHNSON-CONTROLS/YORK, LENNOX, OR CARRIER OF THE SAME SIZE, TYPE AND CAPACITY AND MEETING SPECIFIED REQUIREMENTS, MAY BE FURNISHED AT THE CONTRACTOR'S OPTION.
10. POWER WIRING BY THE ELECTRICAL CONTRACTOR. CONTROL WIRING THIS CONTRACTOR.
11. PROVIDE DRAIN LINE WITH TRAP FROM THE COOLING COIL CONDENSATE DRAIN CONNECTION TO NEAREST FLOOR DRAIN.
12. PROVIDE FLEXIBLE CONNECTIONS AT INLET AND DISCHARGE DUCT CONNECTIONS TO UNIT.
13. PROVIDE A CONDENSATE CUT OFF SWITCH IN THE SECONDARY DRAIN CONNECTION.
14. PROVIDE A FIVE-YEAR LIMITED PARTS WARRANTY ON THE COMPLETE UNIT AND A FIVE-YEAR LIMITED WARRANTY FOR THE ELECTRIC HEATERS.

J. CONDENSATION DRAIN PIPING

1. PROVIDE CONDENSATION DRAIN PIPING FROM DRAIN CONNECTIONS OF ALL AIR CONDITIONING EQUIPMENT AND RUN INDIRECT TO FLOOR DRAINS AND ELSEWHERE AS SHOWN ON THE DRAWINGS.
2. PROVIDE DRAIN PIPING FROM DRAIN VALVES AND OVERFLOWS TO FLOOR DRAINS AND ELSEWHERE AS INDICATED ON THE DRAWINGS.
3. PROVIDE DRAIN PIPING FROM ALL PUMP CASING DRAINS AND RUN INDIRECT TO FLOOR DRAINS AND ELSEWHERE AS SHOWN ON THE DRAWINGS.
4. PIPE TO BE TYPE DWV HARD DRAWN COPPER DRAINAGE TUBING FOR DRAINS. PVC PIPING SHALL NOT BE USED.
5. FITTINGS SHALL BE CAST BRASS DRAINAGE FITTINGS.
6. ALL CONDENSATION DRAIN LINE UNITS SHALL BE TRAPPED. TRAPS SHALL BE PIPED AS DETAILED ON THE DRAWINGS.
7. FITCH ALL CONDENSATION AND OTHER DRAIN LINES DOWN A MINIMUM OF 1" PER 8" IN THE DIRECTION OF FLOW.
8. PRIOR TO LEAVING THE JOBSITE, THE HVAC CONTRACTOR SHALL FLOOD THE COOLING COIL DRAIN PANS WITH THE UNITS OPERATING TO VERIFY THAT THE DRAIN PANS ARE DRAINING PROPERLY.

K. REFRIGERANT PIPING

1. PROVIDE A COMPLETE SYSTEM OF REFRIGERANT PIPING FROM OUTDOOR CONDENSING UNITS TO INTERIOR AIR CONDITIONING UNITS AND TO OTHER POINTS AS SHOWN ON DRAWINGS.
2. ALL REFRIGERANT PIPING SHALL BE INSTALLED FOR MINIMAL PRESSURE DROP.
3. PIPE - TYPE L-ACR HARD DEHYDRATED SCALE FREE COPPER TUBING.
4. FITTINGS - WROUGHT COPPER, SOLDER TYPE.
5. PRECHARGED TUBING FURNISHED WITH UNITS PROPERLY SIZED AND INSTALLED ACCORDING TO THE MANUFACTURER'S RECOMMENDATIONS. SHALL BE INSTALLED AT THE CONTRACTOR'S OPTION.
6. SHUT-OFF VALVES IN REFRIGERANT LINES - SHALL BE SIMILAR TO HENRY, BALANCED-ACTING DIAPHRAGM TYPE WITH BRASS BODY, SOLDER TYPE ENDS, COMPOSITION SEAT DISC, A LAMINATED METAL DIAPHRAGM, POSITIVE BACK SEAT WITH VALVE IN FULL OPEN POSITION AND BALL CHECK FOR SEALING BALANCING CHANNEL DURING DIAPHRAGM INSPECTION.
7. CHARGING AND DRAIN VALVES SHALL BE SAME AS SHUT-OFF VALVES ABOVE, EXCEPT ONE (1) END TO HAVE FLARE CONNECTION WITH REMOVABLE SEAL CAP CHAINED TO VALVE BODY.
8. FILTER DRYERS SIMILAR TO SPORLAN "CATCH-ALL", REPLACEABLE CORE TYPE, SOLDER CONNECTIONS, FLANGED END, HIGH CAPACITY CORE.
9. SIGHT GLASS - SIMILAR TO SPORLAN "SEE-ALL" MOISTURE AND LIQUID INDICATOR WITH SOLDER TYPE CONNECTIONS. INSTALL SIGHT GLASS OF THE SAME SIZE AS THE LIQUID LINE.
10. PROPERLY CLEAN ENDS OF ALL TUBING BEFORE SOLDERING.
11. ALL JOINTS SHALL BE MADE WITH 95/5 SOLDER.
12. DURING CONSTRUCTION, THIS CONTRACTOR SHALL TAKE PRECAUTION TO MINIMIZE CONTAMINATION OF SYSTEM BY DIRT, SCALE, MOISTURE OR OTHER FOREIGN MATTER. ALL FOREIGN MATERIAL AND MOISTURE IN THE SYSTEM SHALL BE REMOVED.
13. THIS CONTRACTOR SHALL PROVIDE OIL FOR COMPRESSORS AND PROPER REFRIGERANT CHARGES FOR SYSTEMS.
14. REFRIGERANT PIPE SIZE AND CONFIGURATION SHALL BE PER THE MANUFACTURER'S RECOMMENDATIONS BASED ON THE TOTAL EQUIVALENT LINE LENGTH AND ELEVATION DIFFERENCE BETWEEN THE INDOOR AND OUTDOOR UNITS.
15. HORIZONTAL SECTIONS OF PIPING INDOORS SHALL BE SLOPED TOWARDS THE VERTICAL RISER, 1" SLOPE PER 20' OF HORIZONTAL MINIMUM.
16. HORIZONTAL SECTIONS OF PIPING OUTDOORS SHALL BE PITCHED TOWARDS THE CONDENSING UNITS.
17. ALL REFRIGERANT SUCTION LINES SHALL BE INSULATED PER SPECIFICATION 23 07 00, INSIDE AND OUTSIDE OF THE BUILDING.
18. SUPPORT ALL REFRIGERANT PIPING ABOVE THE ROOF WITH POLYCARBONATE PILLBOX BLOCK TYPE PIPE STANDS EQUAL TO MIRO INDUSTRIES MODEL 1.5 OR MODEL 3-R. SUPPORT ALL PIPING A MINIMUM OF 6 FEET ON CENTER.
19. PIPING INSULATION OUTSIDE THE BUILDING SHALL BE COVERED WITH 2 COATS ARMSTRONG TYPE MB FINISH TO MAKE WEATHER RESISTANT.

L. INLINE CABINET EXHAUST FANS

1. FURNISH AND INSTALL DUCT MOUNTED INLINE EXHAUST FANS AND APPURTENANCES WITH SIZES AND CAPACITIES AS SHOWN ON THE DRAWINGS.
2. INLINE CABINET FANS BASED ON GREENHECK SP SERIES WITH DYNAMICALLY BALANCED BACKWARD INCLINED CENTRIFUGAL WHEEL, DIRECT DRIVE TYPE MOTOR, IN EMBOSSED GALVANIZED STEEL CASING. FANS SHALL HAVE A FACTORY INSTALLED INTERNAL PLUG IN TYPE DISCONNECT. THE HOUSING INTERIOR SHALL BE LINED WITH 0.5" ACOUSTICAL INSULATION.
3. FAN RATINGS SHALL BE AMCA CERTIFIED AND FAN SHALL BEAR AMCA SEALS AND SHALL BE U.L. LISTED.
4. MOTOR SHALL BE 115/60/1 WITH BUILT IN THERMAL OVERLOAD PROTECTION. THE MOTOR SHALL BE MOUNTED ON VIBRATION ISOLATORS.
5. FURNISH FANS WITH A FACTORY MOUNTED VARIABLE SPEED SWITCH FOR BALANCING THE FAN SYSTEM AIRFLOW.
6. INLINE EXHAUST FANS BY COOK, CARNES OR TWIN CITY OF THE SAME TYPE, SIZE AND MEETING CAPACITY REQUIREMENTS, MAY BE FURNISHED AT THE CONTRACTOR'S OPTION.
7. PROVIDE FLEXIBLE CONNECTIONS AT INLET AND DISCHARGE DUCTS.
8. MOUNT UNIT FROM VIBRATION ISOLATORS FURNISHED WITH THE UNIT MINIMUM 90% EFFICIENT.
9. AUXILIARY STEEL FOR SUPPORTING UNITS TO BE FURNISHED AND INSTALLED BY THE HVAC CONTRACTOR.
10. HVAC CONTRACTOR SHALL PROVIDE LINE VOLTAGE THERMOSTATS FOR FAN CONTROL, WHERE SPECIFIED ON THE DRAWINGS.
11. WIRING OF FANS AND LINE VOLTAGE THERMOSTATS AND BY THE ELECTRICAL CONTRACTOR.
12. ALL DUCTWORK FOR FANS THAT DISCHARGE INTO THE CEILING PLENUM SPACE SHALL BE LINED.

OWNER

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PROJECT STATUS

Bid/Permit Set



REVISIONS

#	Description	Date

INITIAL ISSUE DATE

10/11/2023

PROJECT NO.

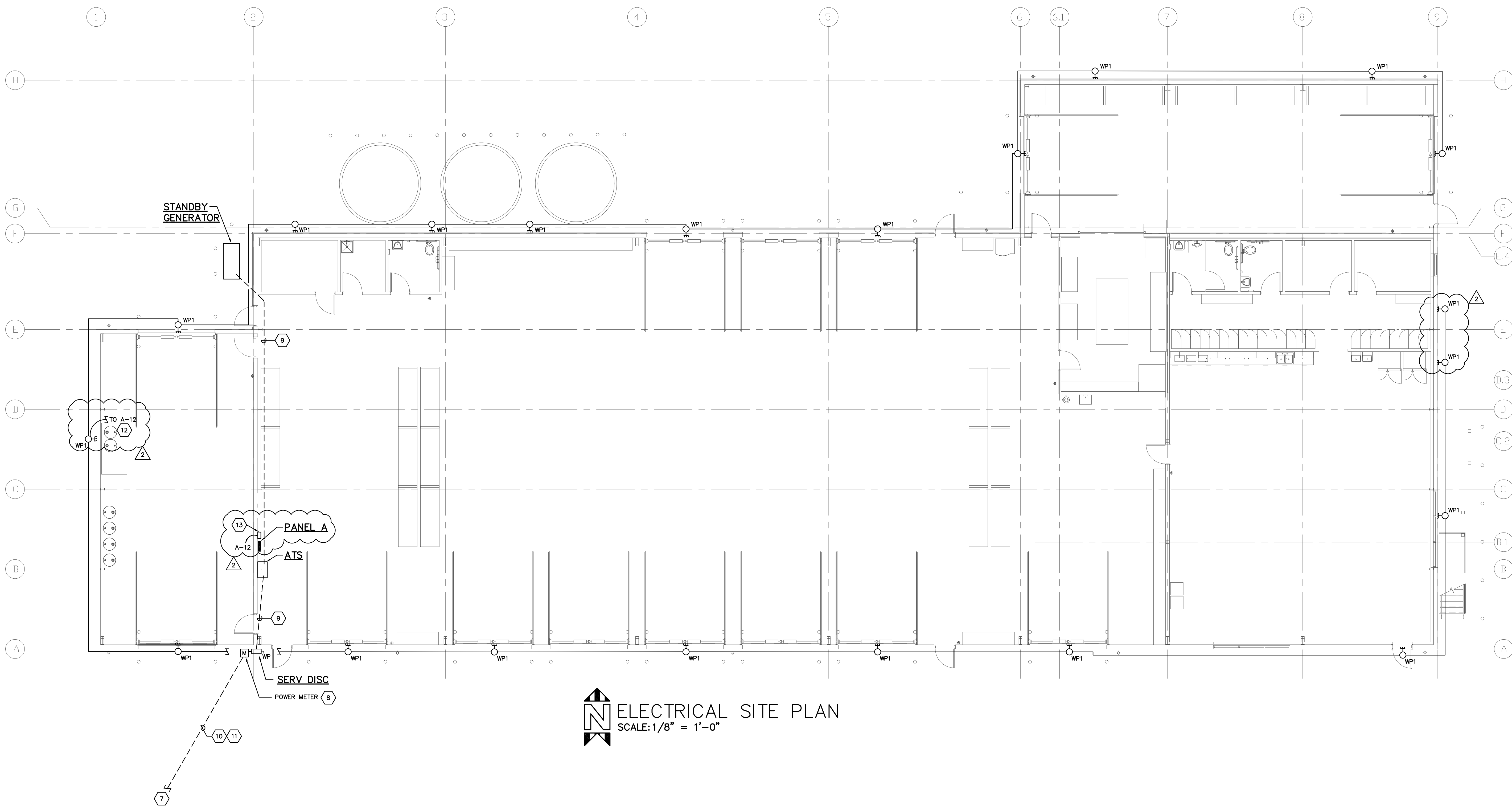
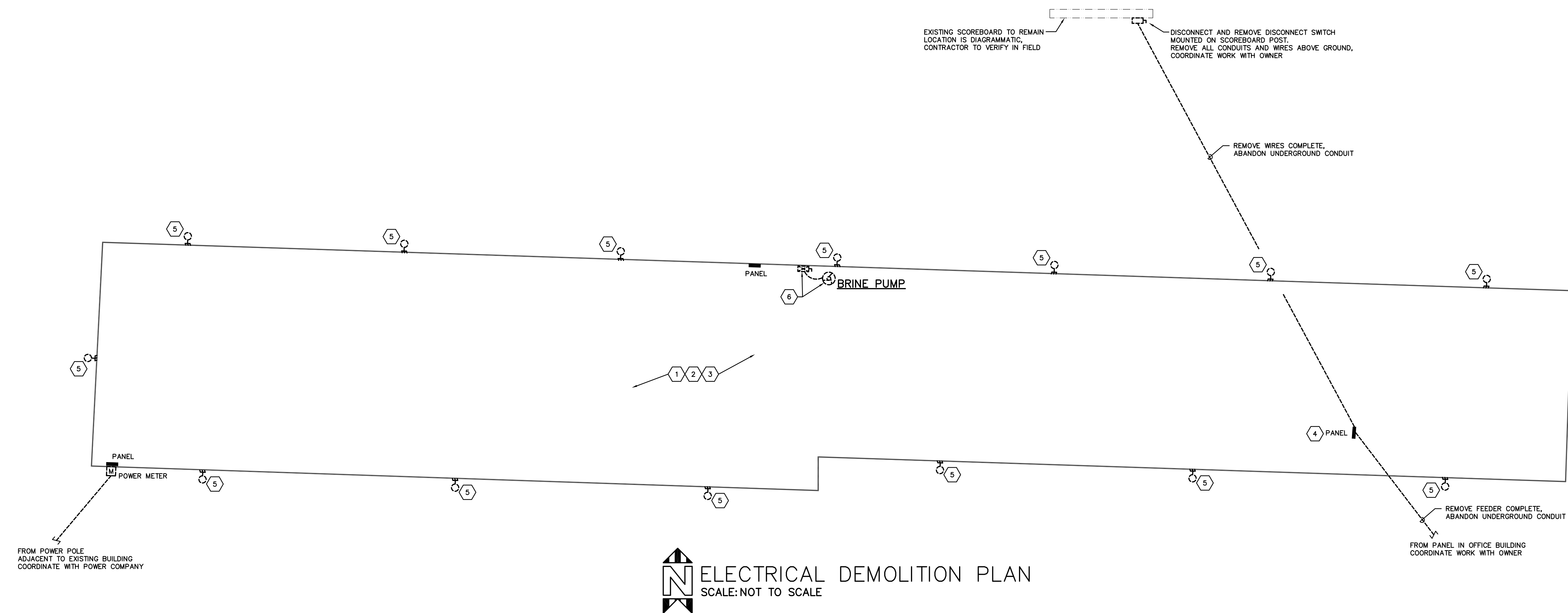
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HVAC SPECIFICATIONS

H3.1

H3.1-23132.DWG

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DESIGNED BY D. PRATER	DRAWN BY D.J.P.	CHECKED BY —	JOB NUM. 23132

CODED NOTES

- EXISTING BUILDING IS TO BE DEMOLISHED BY THIS CONTRACTOR TO DISCONNECT ALL POWER SOURCES SERVING THE BUILDING. COORDINATE WITH POWER COMPANY TO DISCONNECT FROM MAIN SERVICE. REMOVE EXISTING CONDUIT, PANELS AND REMOVE PANELBOARDS AND TURN OVER TO OWNER UNLESS NOTED OTHERWISE. EXISTING CABLES NOTED IN CODED NOTES NO. 4 BELOW SHALL BE DISCONNECTED AND REMOVED COMPLETE.
- ALL LIGHT FIXTURES, RECEPTACLES SHALL BE PART OF GENERAL DEMOLITION BY OTHERS UNLESS NOTED OTHERWISE. SEE CODED NOTE NO. 5 BELOW FOR MORE INFO ON LIGHTING AND WALL PANELS.
- COORDINATE WITH OWNER THE EXISTING EQUIPMENT THAT WILL BE RUINED IN NEW BUILDING, DISCONNECT AND REMOVE ASSOCIATED CONTROL PANELS AND/OR DISCONNECT SWITCH, STORE ON SITE FOR REUSE. COORDINATE WITH OWNER.
- THIS PANEL SERVES A SCOREBOARD IN THE ADJACENT BALL FIELD. DISCONNECT GRID AND FANCOIL CONDUCTORS COMPLETE. REMOVE DISCONNECT SWITCH AND ALL EXPOSED CONDUITS. COORDINATE WITH OWNER PRIOR TO REMOVING THE CIRCUIT. THIS PANEL SHALL BE REMOVED AND NOT TURNED OVER TO OWNER.
- DISCONNECT AND REMOVE EXISTING WALL PANELS JOIN OVER WALL PACKS TO EXISTING BUILDING. PREPARE WALL FROM DAMAGE DURING REMOVAL.
- DISCONNECT AND REMOVE POWER FOR EXISTING BRINE PUMP COMPLETE. REMOVE ASSOCIATED COMBINATION MOTOR STARTER AND TURN OVER TO OWNER FOR REUSE OR DISPOSAL. PROGRAMMING SHALL BE PROVIDED TO THE INSTALLER. REMOVE, REPAIR, BRINE PUMP TO BE REMOVED BY OWNER. COORDINATE WITH OWNER IN FIELD.
- UNDERGROUND SERVICE ENTRANCE CONDUCTOR FROM POWER POLE ADJACENT TO EXISTING BUILDING. PROVIDE LOCATION AND (2) #4 RUBER CONDUITS (ONE SPARE) ON POWER POLE. COORDINATE WITH POWER COMPANY.
- POWER METER. LOCATION IS DIAGRAMMATIC, COORDINATE WITH POWER COMPANY AND OWNER IN FIELD. THE POWER COMPANY SHALL PROVIDE THE METER AND METER BASE. LOCATE THE METROLOGICAL CONNECTIONS AT THE METER.
- PROVIDE UNDERGROUND, PVC CONDUIT TO ATS. COORDINATE EXACT CONDUIT ROUTING IN FIELD.
- ROUTING (2) #4 SCHEDULE 80 PVC DIRECT BURIED CONDUITS FOR SECONDARY VOLTAGE ELECTRICAL SERVICE FROM EXISTING POWER POLE NOTED IN CODED NOTE NO. 6 ABOVE. PROVIDE LOCATION AND (2) #4 RUBER CONDUITS FOR CONDUIT ROUTING IN FIELD PRIOR TO BID. CONDUITS SHALL HAVE MINIMUM 24" DEEP COVER.
- LOCATE BACKFILL LINE TO BACKFILL. PROVIDE FULL STRUNG IN SPARE CONDUIT AND CAP BOTH ENDS WATER TIGHT. COORDINATE PROTECTING, BACKFILL AND PAWING BACKFILL TO EXISTING EASEMENT.
- THE BACKFILL THAT CONTAIN LARGE ROCKS, SHARP ANGULAR SUBSTANCES, CORROSIVE MATERIAL OR OTHER MATERIALS THAT MAY DAMAGE RACEWAY SHALL NOT BE USED IN EXCAVATION. PROVIDE PROTECTION FOR RACEWAY IN THE FORM OF GRANULAR OR SELECTED MATERIAL AS REQUIRED.
- CURT THROUGH TIME CLOCK.
- PROVIDE A WALL MOUNTED ELECTRONIC TIME CLOCK FOR EXTERIOR LIGHTS. TIME CLOCK SHALL HAVE METAL LOCKBOX ENCLOSURE, 2-CIRCUIT, 2 SINGLE POLE BREAKERS, TWO SWITCHES, 2-1/2" DIA. MOUNTING HOLES, 1-1/2" DIA. MOUNTING HOLE, VERIFY OR APPROVED EQUALS. COORDINATE PROGRAMMING AND MOUNTING OF TIME CLOCK TO THE CONTRACTOR'S PROGRAMMING SHALL MEET ENERGY CODE ET175C EXH A MOUNTING LOCATION IN FIELD.

EMERGENCY RESPONDER RADIO COVERAGE

1. EMERGENCY RESPONDER RADIO COVERAGE WITHIN THE BUILDING SHALL BE TESTED UPON THE COMPLETION OF EXTERIOR WALLS, ROOF AND ROOF MATERIAL PER THE REQUIREMENTS OF OBC 916.1 AND OCF SECTION 510.2.
2. PER ARTICLE 510.2 OF OFC:
RADIO SIGNAL STRENGTH, THE BUILDING SHALL BE CONSIDERED TO HAVE ACCEPTABLE RADIO SIGNAL STRENGTH AND RADIO COVERAGE WHEN SIGNAL STRENGTH MEASUREMENTS IN 95 PERCENT OF ALL AREAS OF EACH FLOOR OF THE BUILDING MEET THE SIGNAL STRENGTH REQUIREMENTS IN PARAGRAPHS (a)(510.2.1) AND (b)(510.2.2) BELOW:
(a) MINIMUM SIGNAL STRENGTH OF -95 dBm SHALL BE RECEIVABLE WITHIN THE BUILDING.
(b) 510.2.2 MINIMUM SIGNAL STRENGTH OUT OF THE BUILDING, A MINIMUM STRENGTH OF -100 dBm SHALL BE RECEIVABLE BY THE AGENCY'S RADIO SYSTEM WHEN TRANSMITTED FROM WITHIN THE BUILDING.

Design Collective

OWNER
Grove City
4035 Broadway
Grove City, OH 43123

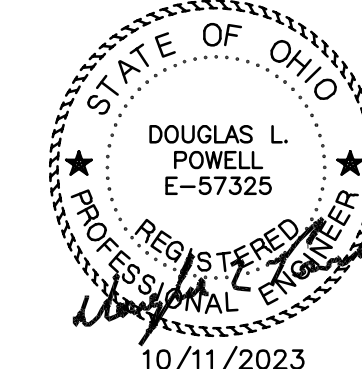
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MEP ENGINEER
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PROJECT STATUS
Bid/Permit Set



Grove City Maintenance Building
3262 Ventura Blvd, Grove City, OH 43123

REVISIONS

#	Description	Date
2	REVISION 2	12-12-23

INITIAL ISSUE DATE
10/11/2023

PROJECT NO.
1296.01

ELECTRICAL
SITE PLANS

E0.1

E0.1-23132.DWG

PRATER
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DESIGNED BY C. TONG	DRAWN BY CKT	CHECKED BY DLR	JOB NO. 23132
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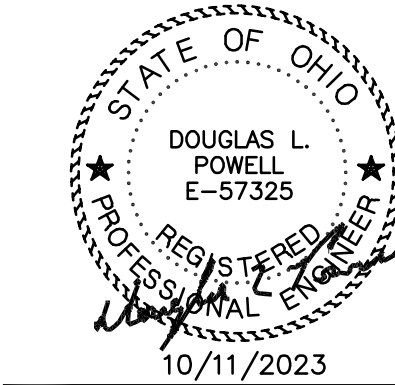
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PROJECT NO.
1296.01

LIGHTING PLANS

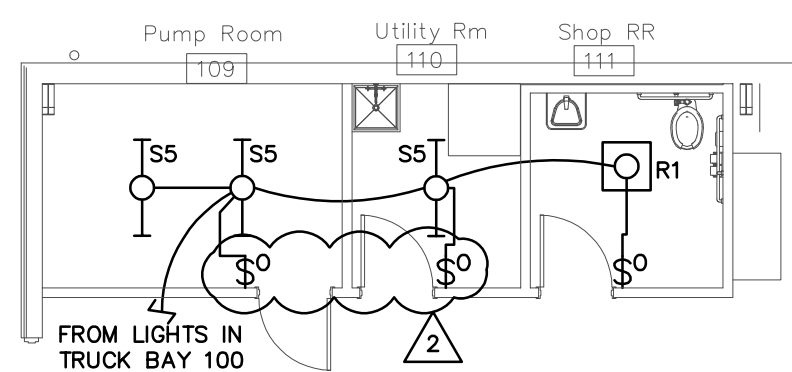
E1.1

GENERAL NOTES

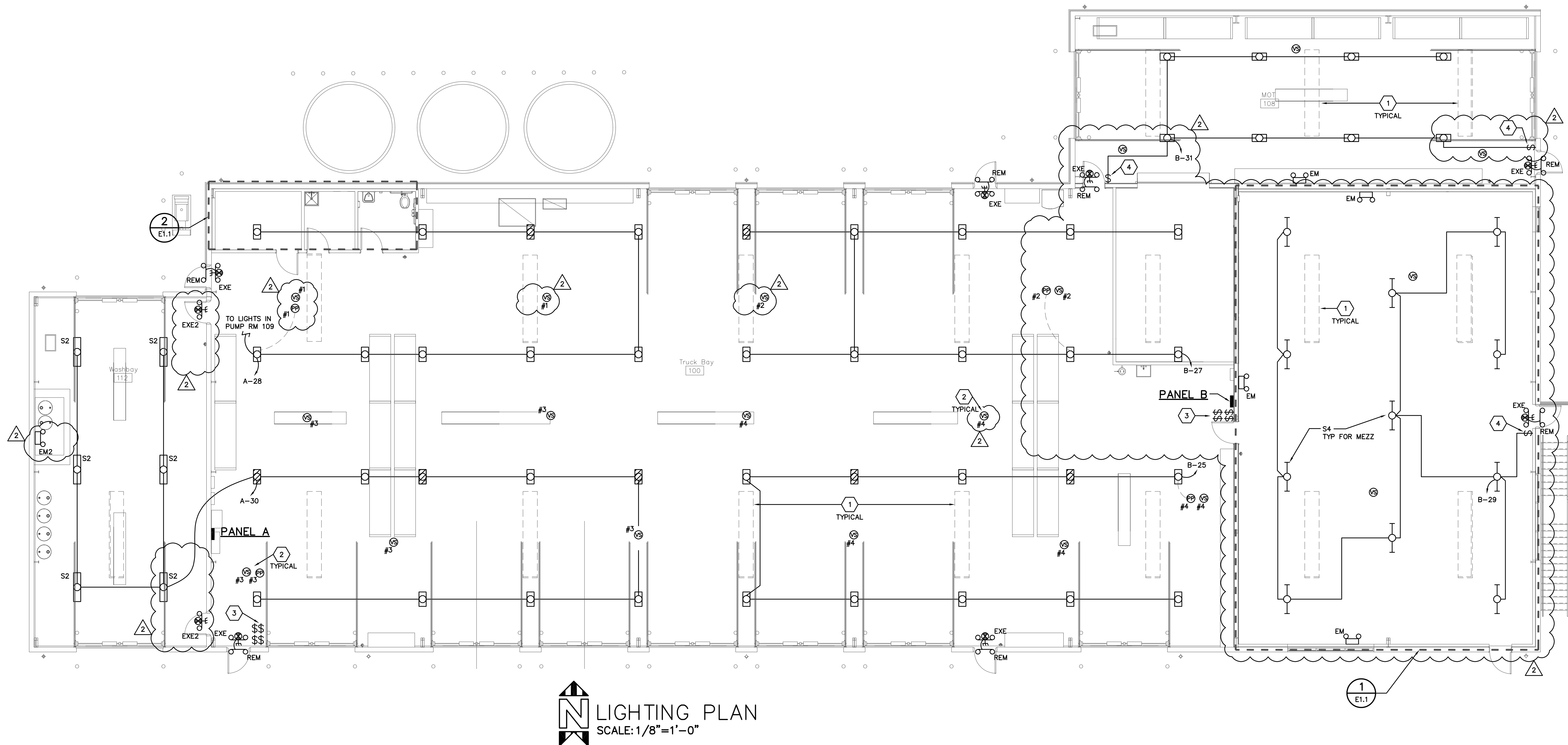
- A. LUMINAIRES SHOWN AS  ARE TYPE R1, 2'x2' RECESSED LED PANEL UNLESS NOTED OTHERWISE.
- B. LUMINAIRES SHOWN AS  ARE TYPE S1 LED HIGHBAY FIXTURES UNLESS NOTED OTHERWISE. HIGHBAY FIXTURES SHALL BE PENDANT MOUNTED AT 17' ABOVE FINISHED FLOOR UNLESS NOTED OTHERWISE ON THIS PLAN OR ON LIGHT FIXTURE SCHEDULE.
- C. LUMINAIRES SHOWN AS  ARE TYPE S1E LED HIGHBAY FIXTURES UNLESS NOTED OTHERWISE. HIGHBAY FIXTURES SHALL BE PENDANT MOUNTED AT 17' ABOVE FINISHED FLOOR UNLESS NOTED OTHERWISE ON THIS PLAN OR ON LIGHT FIXTURE SCHEDULE.
- D. EXIT SIGN-EM COMBO UNITS SHOWN AS  AND REMOTE HEADS SHOWN AS  SHALL BE WALL MOUNTED AT 1'-0" ABOVE DOOR UNLESS NOTED OTHERWISE.
- E. EMERGENCY LIGHTS SHOWN AS  SHALL BE WALL MOUNTED AT 90" ABOVE FINISHED FLOOR.
- F. EXIT-EM COMBO UNITS AND EMERGENCY LIGHTS SHALL BE CONNECTED TO LOCAL LIGHTING BRANCH CIRCUIT AHEAD OF SWITCHING.

CODED NOTES

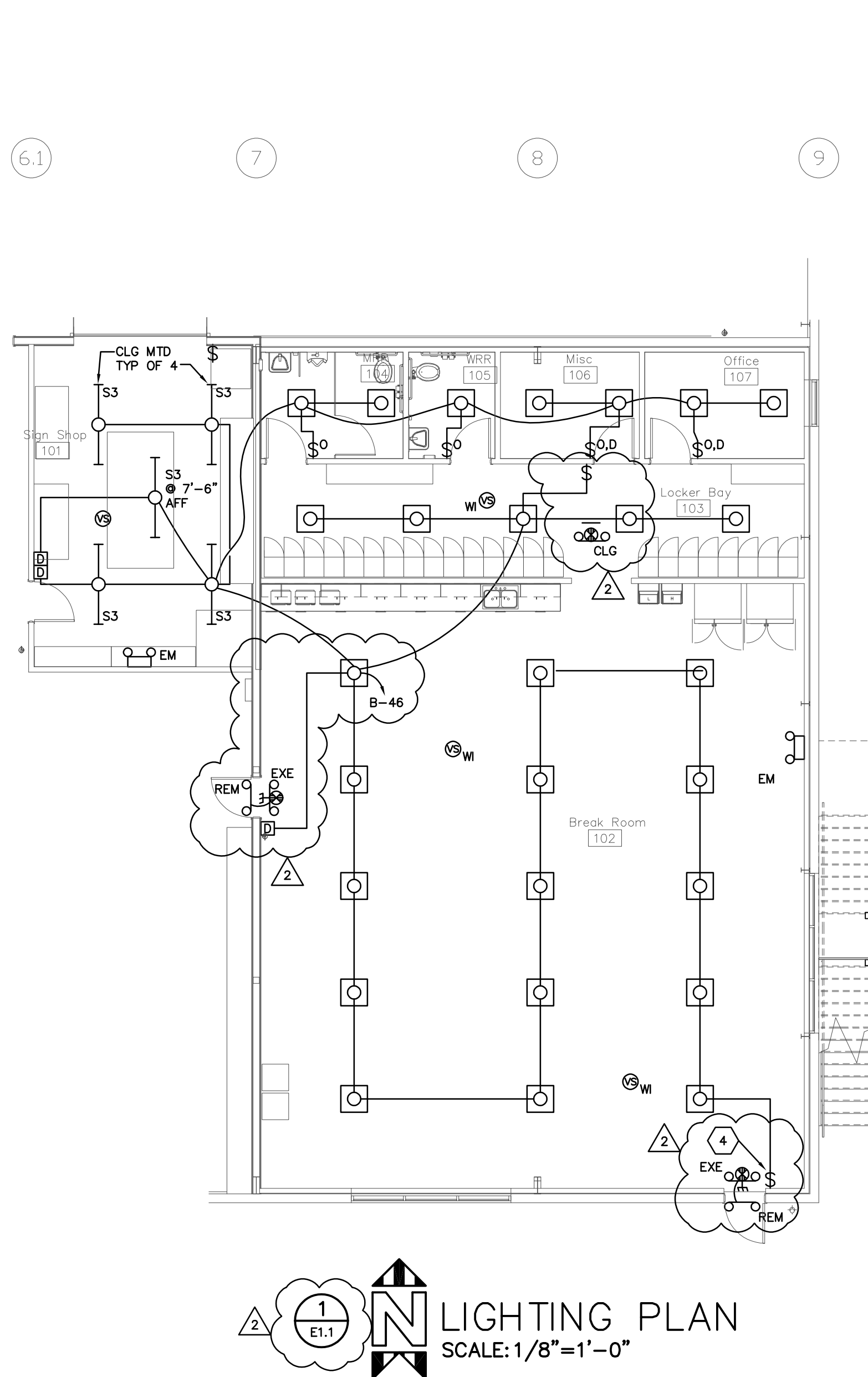
1. 24" x 12"-0" SKYLIGHT, SHOWN FOR REFERENCE ONLY. REFER TO ARCHITECTURAL ROOF PLAN FOR MORE INFORMATION.
2. LIGHTING CONTROLS DEVICES IN TRUCK BAY SHALL BE MOUNTED AT SAME HEIGHT AS LIGHTING FIXTURES IN TRUCK BAY. COORDINATE EXACT MOUNTING LOCATION IN FIELD.
3. PROVIDE (4) MOMENTARY CONTACT CLOSURE SWITCHES AT THIS LOCATION, ONE PER CONTROLLED ZONE. COORDINATE EXACT MOUNTING LOCATION WITH OWNER IN FIELD PRIOR TO ROUGH-IN.
4. MOMENTARY CONTACT CLOSURE SWITCH.



2 LIGHTING PLAN
SCALE: 1/8"=1'-0"



1 LIGHTING PLAN
SCALE: 1/8"=1'-0"



1 LIGHTING PLAN
SCALE: 1/8"=1'-0"

E1.1-23132.DWG

PRATER
Engineering Associates, Inc.

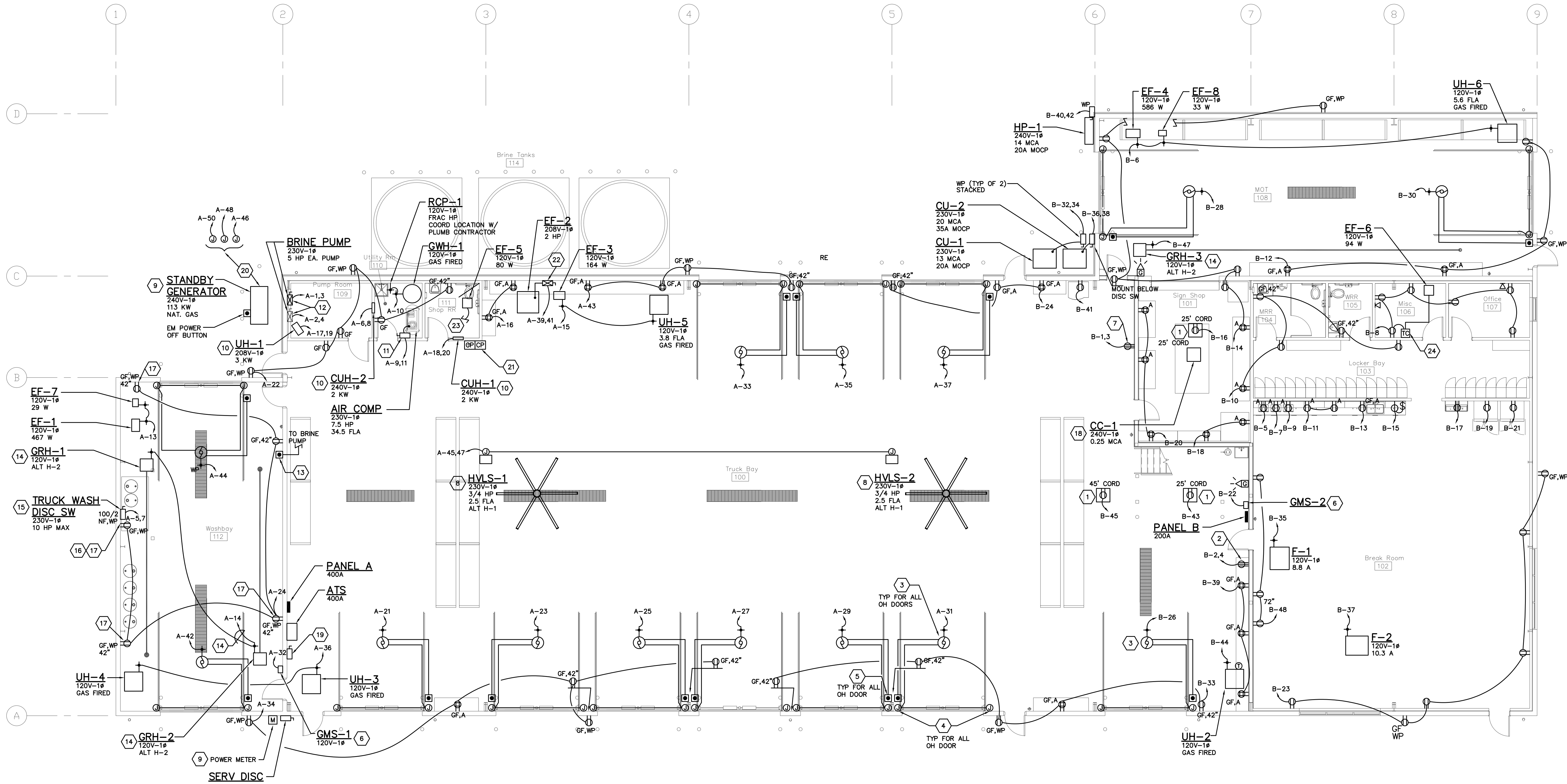
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DESIGNED BY
C. TONG

DRAWN BY
CKT

CHECKED BY
DLP

JOB NUM.
23132



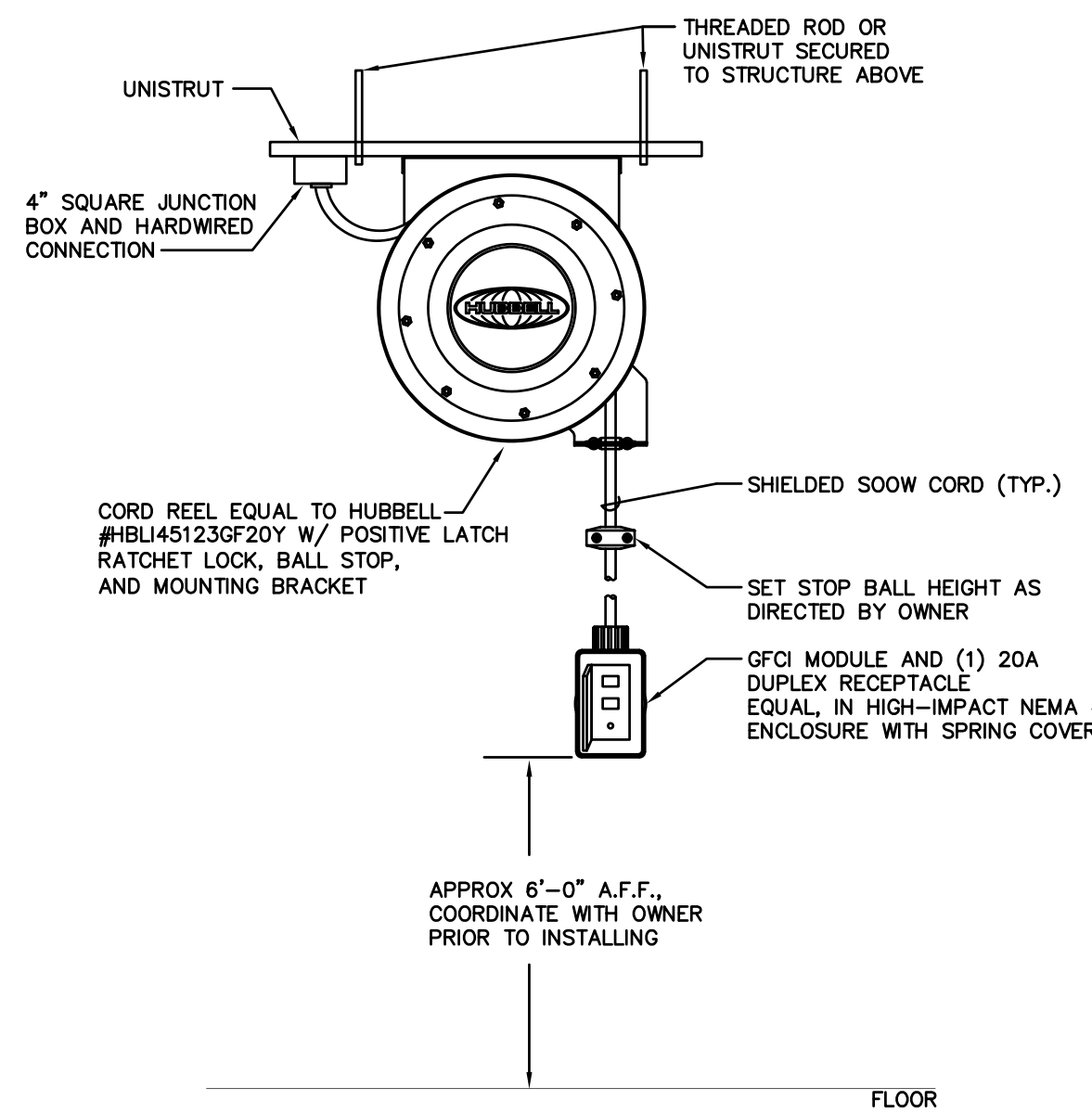
POWER PLAN
SCALE: 1/8"=1'-0"

GENERAL NOTES

- RECEPTACLES AND DATA OUTLETS WITH SUBSCRIPT "A" INDICATE INSTALLED ABOVE COUNTER UNLESS NOTED OTHERWISE. REFER TO ARCHITECTURAL ELEVATIONS FOR EXACT MOUNTING HEIGHT, OTHERWISE INSTALL AT 3" TO THE CENTER OF RECEPTACLE / DATA OUTLET ABOVE TOP OF COUNTER BACK SPLASH.
- COORDINATE WITH ALL OTHER DISCIPLINES FOR RELATED ELECTRICAL WORK REQUIRED UNDER DIVISIONS 22 & 23.
- THE ELECTRICAL CONTRACTOR IS TO PROVIDE ALL ADDITIONAL STEEL, HANGERS, RODS, CLAMPS, ETC., AS REQUIRED FOR PROPER INSTALLATION AND SUPPORT OF NEW WORK.
- WIRING IN EXPOSED AREAS SHALL BE RUN IN CONDUIT. MC CABLES CAN BE USED FOR WIRING IN WALLS AND ABOVE CEILING.

CODED NOTES

- PROVIDE RETRACTABLE CORD DROP WITH WEATHERPROOF DUPLEX RECEPTACLE, CORD LENGTH AS NOTED. SUPPORT CORD DROP FROM STRUCTURE ABOVE. SEE DETAIL A ON THIS SHEET. COORDINATE EXACT LOCATION WITH OWNER PRIOR TO ROUGH-IN.
- PROVIDE 120V/240V, 60A RECEPTACLE FOR PLASMA CUTTER.
- PROVIDE 120 VOLT CONNECTION TO DOOR MOTOR. DOOR MOTOR ASSUMED TO BE NOMINAL 1/2 HP WITH 20 AMP, 120 VOLT CONNECTION. COORDINATE EXACT MOTOR SIZE AND REQUIRED CIRCUIT BREAKER RATING WITH APPROVED MANUFACTURER'S SHOP DRAWINGS. PROVIDE 3/4" CONDUIT FROM MOTOR/CONTROLLER TO SAFETY DEVICE AND 3/4" CONDUIT TO DOOR OPERATOR PUSHBUTTON LOCATION. COORDINATE EXACT MOTOR LOCATION AND REQUIREMENTS WITH DOOR INSTALLER PRIOR TO ROUGH-IN.
- PROVIDE JUNCTION BOX FOR CONNECTION TO OVERHEAD DOOR SAFETY DEVICE.
- PUSHBUTTON FOR OVERHEAD DOOR PROVIDED BY GENERAL CONTRACTOR. COORDINATE EXACT LOCATION WITH DOOR INSTALLER.
- GAS MONITORING SYSTEM PROVIDED BY MECH CONTRACTOR. THIS CONTRACTOR TO PROVIDE 20A, 120V CIRCUIT.
- PROVIDE 6-50R FOR WELDER. LOCATION SHOWN IS DIAGRAMMATIC, COORDINATE WITH OWNER PRIOR TO ROUGH-IN. EXISTING WELDER IS RATED 230V, 7.5 KW.
- UNDER ALTERNATE H1: HIGH VOLUME LOW SPEED (HVLS) CEILING FAN PROVIDED AND INSTALLED BY MECH CONTRACTOR. FAN FURNISHED WITH VFD CONTROLLER, INTEGRAL FUSIBLE DISC SW AND WALL MOUNTED KEYPAD CONTROLLER. THIS CONTRACTOR TO INSTALL VFD CONTROLLER AND MAKE CONNECTIONS FROM POWER FEED. KEYPAD CONTROLLER SHALL BE INSTALLED AND WIRED BY MECH CONTRACTOR. LOCATIONS SHOWN ARE DIAGRAMMATIC, COORDINATE WITH MECH CONTRACTOR IN FIELD PRIOR TO ROUGH IN.
- SEE SHEET E0.1 FOR MORE INFORMATION.
- DISC SWITCH FURNISHED WITH UNIT BY MECH CONTRACTOR, COORDINATE LOCATION IN FIELD PRIOR TO ROUGH-IN.
- COORDINATE MOUNTING LOCATION OF DISC SWITCH IN FIELD PRIOR TO ROUGH-IN.
- COMBINATION MOTOR STARTERS, ONE NEW AND ONE EXISTING. ELEC CONTRACTOR TO PROVIDE NEW AND INSTALL EXISTING (OBTAIN FROM OWNER) COMBINATION MOTOR STARTERS. MAKE FINAL CONNECTIONS TO BRINE PUMPS AND START/STOP CONTROL STATION.
- PROVIDE MOMENTARY START/STOP CONTROL STATION WITH CONTACT RATING OF 10A AT 600V, (1) N.O. CONTACT FOR START AND (1) N.C. CONTACT FOR STOP. (1) GREEN AND (1) RED FLUSH BUTTONS, NEMA13, NEMA 4X, IP66 AND IP69K RATINGS IN POLYCARBONATE ENCLOSURE, SIMILAR TO HARMONY XALD (CAT. NO. XALD211H2B7) BY SCHNEIDER ELECTRIC OR APPROVED EQUALS. WIRE CONTROL STATION TO COMBINATION MOTOR STARTER FOR BRINE PUMP. COORDINATE MOUNTING LOCATION AND THE BRINE PUMP TO WIRE TO WITH OWNER PRIOR TO ROUGH-IN.
- UNDER ALTERNATE H2: GAS RADIANT HEATER (GRH) PROVIDED AND INSTALLED BY MECH CONTRACTOR. ELEC CONTRACTOR TO PROVIDE DISC SW AND WIRE COMPLETE WITH 120V-1Ø CIRCUIT. COORDINATE WITH M.G. IN FIELD PRIOR TO ROUGH IN.
- MAKE FINAL CONNECTION TO TRUCK WASH EQUIPMENT LOCATED ON PLATFORM. COORDINATE MOUNTING LOCATION WITH OWNER AND EQUIPMENT VENDOR PRIOR TO ROUGH-IN.
- MOUNT RECEPTACLE AT 42" ABOVE STEEL PLATFORM FLOOR. COORDINATE WITH OWNER AND TRUCK WASH EQUIPMENT IN FIELD.
- PROVIDE EXTRA DUTY POLYCARBONATE WHILE-IN-USE COVER FOR ALL RECEPTACLES IN WASHBAY.
- INDOOR UNIT CC-1 POWERED BY OUTDOOR UNIT HP-1. PROVIDE 2-#12+1#12 IN 3/4" CONDUIT. COORDINATE CONNECTION WITH HVAC CONTRACTOR IN FIELD.
- DISC SWITCH FOR SOLAR SYSTEM PROVIDED, INSTALLED, AND WIRED TO ATS BY PV INSTALLER. SHOWN FOR REFERENCE ONLY.
- PROVIDE CONNECTIONS TO GENERATOR BATTERY CHARGER, OIL AND ALTERNATOR HEATERS, AND COOLANT HEATER PER MANUFACTURER'S INSTRUCTIONS.
- WALL MOUNTED KEYPAD CONTROLLER FOR HVLS FAN, SHOWN FOR REFERENCE ONLY. SEE CODED NOTE NO. 8 ABOVE FOR MORE INFO.
- WALL MOUNTED ABOVE WORK BENCH, MAX 6'-0" TO TOP OF COMBINATION STARTER. COORDINATE EXACT LOCATION WITH OWNER IN FIELD PRIOR TO ROUGH-IN.
- CONNECT TO LIGHT SWITCH IN ROOM.
- PROVIDE A SINGLE CHANNEL DIGITAL TIMER FOR EF-6. TIMER SHALL HAVE PROGRAMMING INTERFACE TO LET USERS SET UP TO 20 DIFFERENT ON/OFF TIMES, 4-DAY POWER BACKUP, IN PLASTIC ENCLOSURE WITH LOCKING HASP, SIMILAR TO TORK E1018 OR APPROVED EQUAL.



CORD REEL DETAIL
SCALE: NOT TO SCALE

Design Collective

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4035 Broadway
Grove City, OH 43123

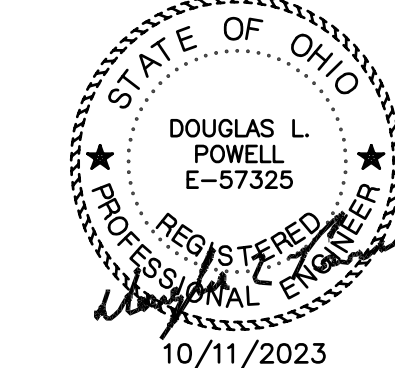
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PROJECT STATUS
Bid/Permit Set



Grove City Maintenance Building
3262 Ventura Blvd, Grove City, OH 43123

REVISIONS		
#	Description	Date

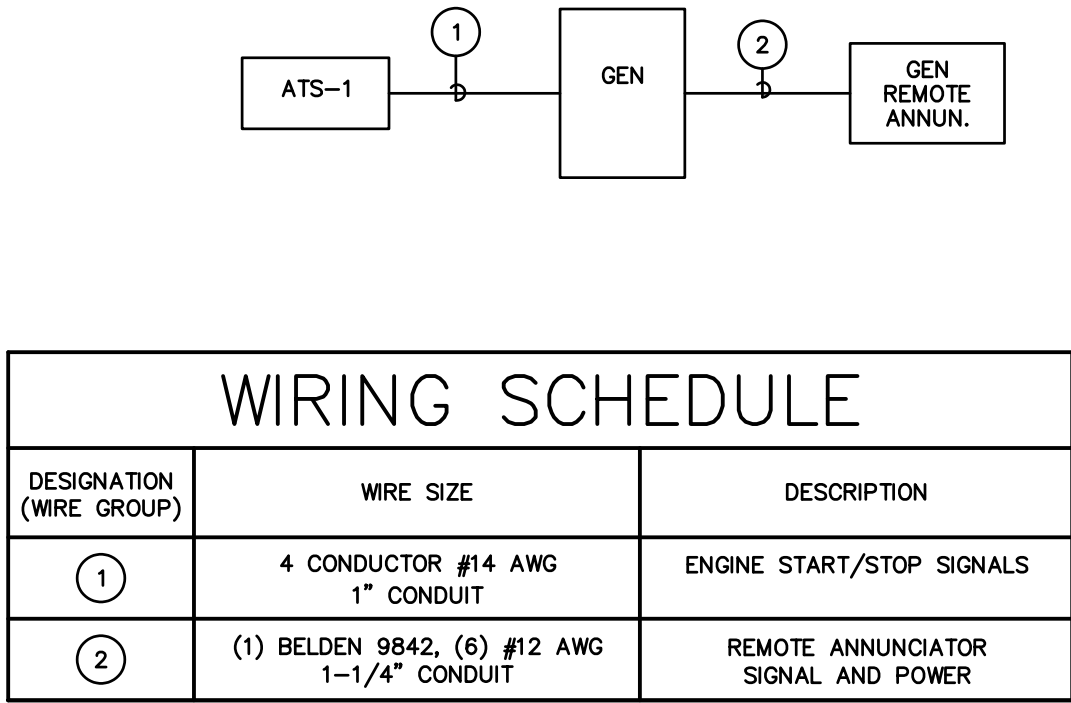
INITIAL ISSUE DATE
10/11/2023

PROJECT NO.
1296.01

POWER PLAN

E2.1

E2.1-23132.DWG
PRATER
Engineering Associates, Inc.
6130 Wilcox Road (614) 766-4896
Dublin, Ohio 43016 praterengineering.com
DESIGNED BY C. TONG DRAWN BY DLP CHECKED BY DLP JOB NUM. 23132

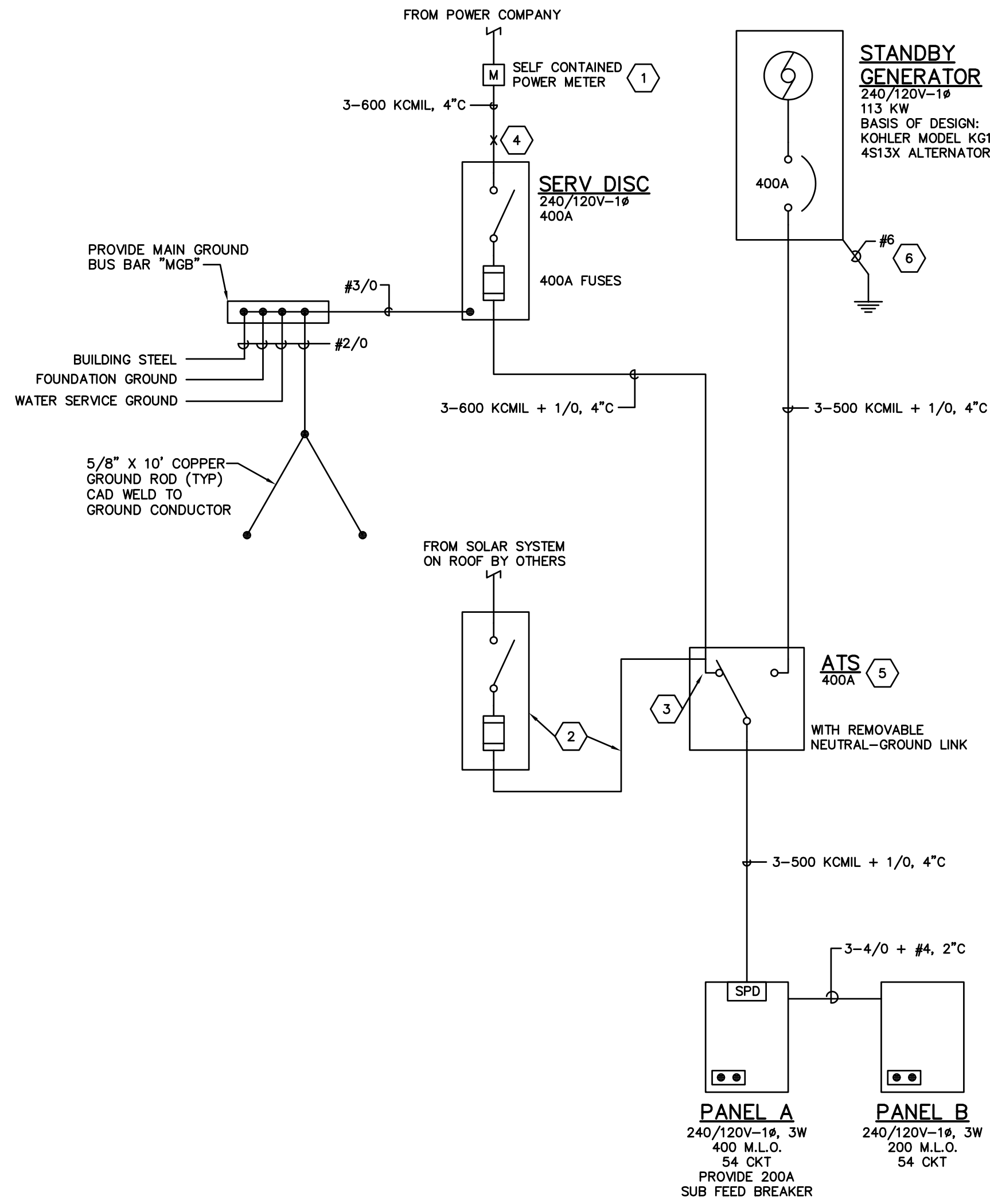


GENERATOR CONTROL DIAGRAM

SCALE:N.T.S.

NOTES:
CONTROL WIRING DIAGRAM AND WIRING SCHEDULE SHOWN ABOVE ARE FOR REFERENCE PURPOSE ONLY. CONTRACTOR SHALL COORDINATE THE EXACT WIRING REQUIREMENTS WITH SYSTEM VENDOR.

GENERATOR REMOTE ANNUNCIATOR STATUS / ALARM POINTS	
PREDEFINED	
4	GENSET SUPPLYING LOAD
5	CHARGER AC FAILURE
6	LOW COOLANT LEVEL
7	LOW FUEL LEVEL
8	CHECK GENSET
9	NOT IN AUTO
10	GENSET RUNNING
11	HIGH BATTERY VOLTAGE
12	LOW BATTERY VOLTAGE
13	WEAK BATTERY
14	FAIL TO START
15	LOW COOLANT TEMP
16	PRE-HIGH ENGINE TEMP
17	HIGH ENGINE TEMP
18	PRE-LOW OIL PRESSURE
19	LOW OIL PRESSURE
20	OVERSPEED
NOTES: DIFFERENT GENERATOR MANUFACTURERS MAY HAVE SLIGHTLY DIFFERENT PREDEFINED POINTS THAN THOSE SHOWN ABOVE.	



- ### CODED NOTES
- PROVIDE METER SOCKET COMPATIBLE WITH AMERICAN POWER COMPANY POWER METER. THE POWER COMPANY SHALL FURNISH THE METER BASE. THE ELECTRICAL CONTRACTOR SHALL INSTALL. GROUND PER POWER COMPANY'S REQUIREMENTS.
 - DISC SWITCH FOR SOLAR SYSTEM AND CONNECTION TO ATS PROVIDE BY OTHERS.
 - PROVIDE DOUBLE LUGS ON THE NORMAL SIDE OF ATS FOR SOLAR SYSTEM CONNECTION.
 - PROVIDE NAMEPLATE TO INCLUDE THE ISC AVAILABLE FAULT CURRENT AND CALCULATION DATE PER NEC 110.24(A).
 - PROVIDE SIGN AT SERVICE-ENTRANCE EQUIPMENT INDICATING THE GENERATOR LOCATION PER NEC 702.7(A).
 - CONNECT TO GENERATOR GROUND LUG. REMOVE NEUTRAL TO GROUND BOND.

Panel ID: PANEL A				Voltage: 240 / 120		Panel Type: ---			
Location: TRUCK BAY				Phase: 1		Enclosure: NEMA-1			
Mounting: SURFACE				Wire: 3					
Main Type: M.L.O.				Main Size: 400 Amps					
PROVIDE 200A SUB FEED BREAKER FOR PANEL B									
* = CIRCUIT TO BE PROVIDED IF ALTERNATE H-1 AND/OR ALT-H2 ARE ACCEPTED									
** = REFER TO ONE LINE DIAGRAM OR FLOOR PLANS FOR WIRE SIZES									
GND WIRE SIZE	BRANCH CIRCUIT DESCRIPTION	CKT BKR SIZE	CONN. LOAD (KVA)	CTK NO.	PHASE	CONN. LOAD (KVA)	CTK NO.	BRANCH CIRCUIT DESCRIPTION	WIRE GND SIZE
10 10	BRINE PUMP 1	30/2 GF	2.242 1	A	2	2.242 GF	30/2	BRINE PUMP 2	10 10
- 10	-	-	2.242 3		B	4	2.242	-	-
8 8	TRUCK WASH	80/2	4.080 5	A	6	1.000 -	20/2	CUH-2	12 12
- 8	-	-	4.080 7	B	8	1.000 -	-	-	-
8 8	AIR COMP	80/2	3.970 9	A	10	0.490 -	20/1	QWH-1, RCP-1	12 12
- 8	-	-	3.970 11	B	12	0.900 -	20/1	EXT WALL PACKS	12 12
12 12	EF-1, EF-7	20/1	0.500 13	A	14	0.180 -	20/1	* GRH-1, GRH-2	12 12
12 12	EF-3, EF-5, UH-5	15/1	0.632 15	B	16	0.720 -	20/1	RECEPT	12 12
12 12	UH-1	20/2	1.500 17	A	18	1.000 -	20/2	CUH-1	12 12
- 12	-	-	1.500 19	B	20	1.000 -	-	-	-
12 12	OH DOOR - TRUCK BAY	20/1	1.176 21	A	22	1.080 -	20/1	RECEPT	10 10
12 12	OH DOOR - TRUCK BAY	20/1	1.176 23	B	24	0.900 -	20/1	RECEPT	12 12
12 12	OH DOOR - TRUCK BAY	20/1	1.176 25	A	26	1.128 -	15/1	UH-3, UH-4	12 12
12 12	OH DOOR - TRUCK BAY	20/1	1.176 27	B	28	0.900 -	20/1	LTG - TRUCK BAY NW	10 10
12 12	OH DOOR - TRUCK BAY	20/1	1.176 29	A	30	1.440 -	20/1	LTG-TRUCK SW, WASHBAY	10 10
12 12	OH DOOR - TRUCK BAY	20/1	1.176 31	B	32	0.180 LO	20/1	GMS-1	12 12
12 12	OH DOOR - TRUCK BAY	20/1	1.176 33	A	34	1.080 -	20/1	RECEPT	10 10
12 12	OH DOOR - TRUCK BAY	20/1	1.176 35	B	36	0.000 -	-	SPACE	-
12 12	OH DOOR - TRUCK BAY	20/1	1.176 37	A	38	0.000 -	-	SPACE	-
- 12	EF-2	20/2	1.440 39	B	40	0.000 -	-	SPACE	-
-	-	-	1.440 41	A	42	1.176 -	20/1	OH DOOR - WASH BAY	-
10 10	RECEPT	20/1	1.080 43	B	44	1.176 -	20/1	OH DOOR - WASH BAY	-
12 12	* HVLS-1, HVLS-2	20/2	0.575 45	A	46	0.250 -	20/1	GEN OIL ALT HTR	12 12
- 12	-	-	0.575 47	B	48	0.800 -	20/1	GEN COOLANT HTR	12 12
-	SPARE	-	0.000 49	A	50	0.720 -	20/1	GEN BATT CHARGER	12 12
-	SPARE	-	0.000 51	B	52	29.208 -	20/2	PANEL B	**
-	SPARE	-	0.000 53	A	54	28.322 -	-	-	**
Connected Load Panel Summary								Breaker Options (If Used):	
Phase A: 60.3 KVA				502.5 AMPS				HT - Handle Tie	
Phase B: 59.2 KVA				493.7 AMPS				LO - Lock-On Device	
Total: 119.5 KVA								GF - GND Fault CKT Interrupter	
								EX - Existing to Remain	
								SH - Shunt Trip Breaker	

LOAD SUMMARY:

PANEL A:

CONNECTED LOAD SUMMARY:	DEMAND LOAD SUMMARY:
LIGHTING: 3.3 kW	= 3.3 kW
RECEPTS: 6.1 kW	= 6.1 kW
MOTOR: 43.0 kW	= 34.4 kW
HVAC: 9.6 kW	= 6.3 kW
SUBTOTAL: 62.0 kW	SUBTOTAL: 50.1 kW

LOAD CALCULATIONS:
CONNECTED: 62.0 kW / 240 = 258.3 AMPS
DEMAND: 50.1 kW / 240 = 208.8 AMPS

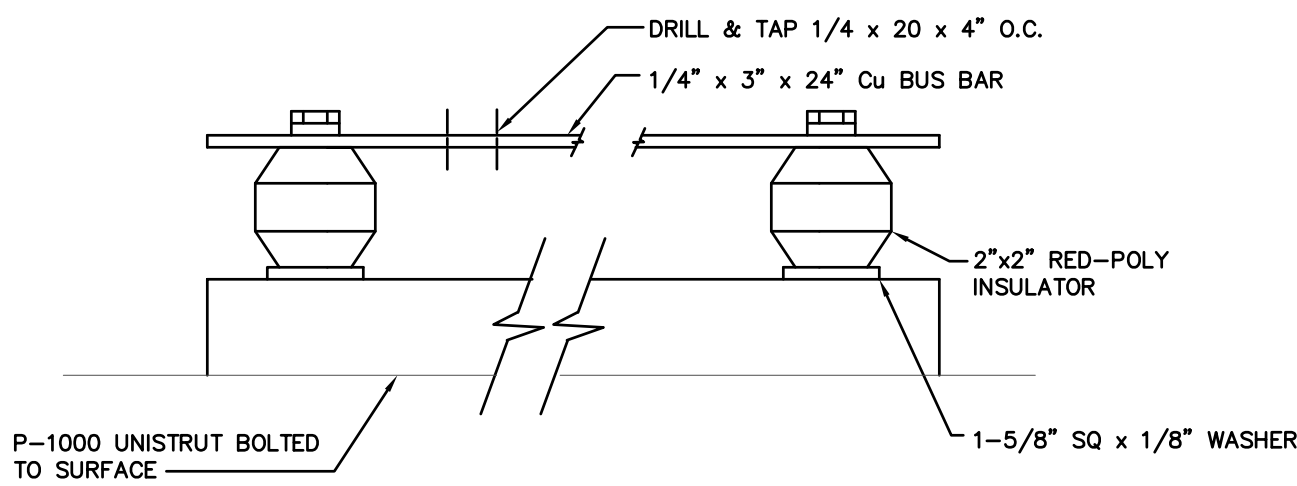
TOTAL CONNECTED LOAD:	TOTAL DEMAND LOAD:
PANEL A: 258.3 AMPS	PANEL A: 208.8 AMPS
PANEL B: 237.1 AMPS	PANEL B: 185.4 AMPS
	495.4 AMPS

PANEL B:

CONNECTED LOAD SUMMARY:	DEMAND LOAD SUMMARY:
LIGHTING: 4.7 kW	= 4.7 kW
RECEPTS: 33.2 kW	= 21.6 kW
MOTOR: 4.1 kW	= 3.3 kW
HVAC: 15.5 kW	= 10.1 kW
SUBTOTAL: 56.9 kW	SUBTOTAL: 39.7 kW

LOAD CALCULATIONS:
CONNECTED: 56.9 kW / 240 = 237.1 AMPS
DEMAND: 39.7 kW / 240 = 165.4 AMPS

Panel ID: PANEL B		Voltage: 240 / 120		Panel Type: ---								
Location: TRUCK BAY		Phase: 1		Enclosure: NEMA-1								
Mounting: SURFACE		Wire: 3										
Main Type: M.L.O.		Main Size: 225 Amps										
** = REFER TO ONE LINE DIAGRAM OR FLOOR PLANS FOR WIRE SIZES												
GND WIRE SIZE	BRANCH CIRCUIT DESCRIPTION	CKT BKR SIZE	CKT LOAD OPTION	CONN. LOAD (KVA)	CTK NO.	PHASE	CONN. LOAD (KVA)	CTK LOAD OPTION	BRANCH CIRCUIT DESCRIPTION	WIRE GND SIZE		
10 8	WELDER	50/2	-	3.750	1	A	2	4.850	-	50/2 PLASMA CUTTER	6 10	
- 8	-	-	-	3.750	3	-	B	4	-	-	-	
12 12	RECEPT	20/1	-	0.180	5	A	6	1.290	--	20/1 EF-4, EF-6, UH-6	12 12	
12 12	RECEPT	20/1	-	0.180	7	B	8	1.080	--	20/1 RECEPT	12 12	
12 12	RECEPT	20/1	-	0.180	9	A	10	1.080	--	20/1 RECEPT	12 12	
12 12	REC - BREAK RM	20/1	-	0.360	11	B	12	1.080	--	20/1 RECEPT	10 10	
12 12	DEDICATED REC-BREAK RM	20/1	-	0.180	13	A	14	1.080	--	20/1 RECEPT	10 10	
12 12	IN-SINK ERATOR	20/1	-	1.656	15	B	16	0.160	--	20/1 CORD REEL - SIGN SHOP	12 12	
12 12	HI-LO WATER COOLER	20/1	GF	0.500	17	A	18	0.720	--	20/1 RECEPT	12 12	
12 12	REFRIGERATOR	20/1	GF	0.360	19	B	20	1.080	--	20/1 RECEPT	12 12	
12 12	REFRIGERATOR	20/1	GF	0.360	21	A	22	0.180	--	20/1 GMS-2	12 12	
12 12	RECEPT	20/1	-	1.080	23	B	24	0.900	--	20/1 RECEPT	12 12	
10 10	LTG - TRUCK BAY SE	20/1	--	1.000	25	A	26	1.176	--	20/1 OH DOOR - TRUCK BAY	12 12	
10 10	LTG - TRUCK BAY NE	20/1	--	0.900	27	B	28	1.176	--	20/1 OH DOOR - MOT	12 12	
12 12	LTG - MEZZANINE	20/1	--	0.880	29	A	30	1.176	--	20/1 OH DOOR - MOT	12 12	
12 12	LTG - MOT	20/1	--	0.800	31	B	32	1.610	--	25/2 CU-1	12 12	
10 10	RECEPT	20/1	--	1.000	33	A	34	1.610	--	12 -	12 -	
12 12	F-1	15/1	--	1.056	35	B	36	2.400	--	35/2 CU-2	10 10	
12 12	F-2	15/1	--	1.240	37	A	38	2.400	--	-	10 -	
12 12	RECEPT	20/1	--	1.080	39	B	40	1.610	--	20/2 CC-1, HP-1	12 12	
12 12	VENDING	20/1	GF	0.500	41	A	42	1.610	--	-	12 -	
12 12	CORD REEL - TRUCK BAY	20/1	--	0.180	43	B	44	1.320	--	20/1 UH-2	12 12	
12 12	CORD REEL - TRUCK BAY	20/1	--	0.180	45	A	46	1.120	--	20/1 LTG - RM 101 TO 107	12 12	
-	SPARE	-	--	0.000	47	B	48	0.540	--	20/1 RECEPT	12 12	
-	SPARE	-	--	0.000	49	A	50	0.000	--	-	SPACE	-
-	SPARE	-	--	0.000	51	B	52	0.000	--	-	SPACE	-
-	SPARE	-	--	0.000	53	A	54	0.000	--	-	SPACE	-
Connected Load Panel Summary										Breaker Options (If Used):		
Phase A: 28.3 KVA				236.0 AMPS				HT - Handle Tie				
Phase B: 29.2 KVA				243.4 AMPS				LO - Lock-On Device				
Total: 57.5 KVA								GF - GND Fault CKT Interrupter				
								EX - Existing to Remain				
								SH - Shunt Trip Breaker				



E3.1-23132

PRATER Engineering Associates, Inc.			
6130 Wilcox Road Dublin, Ohio 43016			
DESIGNED BY C. TONG	DRAWN BY CKT	CHECKED BY DLP	JOB NUM. 23132

Design Collective

OWNER
Grove City
4035 Broadway
Grove City, OH 43123

ARCHITECT
Design Collective Architecture
151 East Nationwide Blvd.
Columbus, OH 43215
Tel: (614) 464-2880

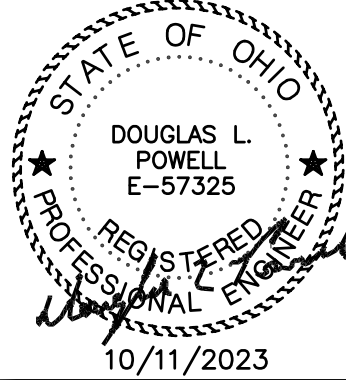
CIVIL ENGINEER
Kimley-Horn
7865 North High St, Suite 200
Columbus, OH 43235
Tel: (614) 454-6699

STRUCTURAL ENGINEER
Paul J. Ford & Company
250 E Broad St #600
Columbus, OH 43215
Tel: (614) 221-6679

MEP ENGINEER
Prater Engineering Associates, Inc.
6130 Wilcox Road
Dublin, OH 43016
Tel: (614) 766-4896

PROJECT STATUS

Bid/Permit Set



Grove City Maintenance Building

3262 Ventura Blvd, Grove City, OH 43123

REVISIONS

#	Description	Date

INITIAL ISSUE DATE

10/11/2023

PROJECT NO.

1296.01

ONE LINE DIAG., SCHEDULES

E3.1

Design Collective

ARCHITECT

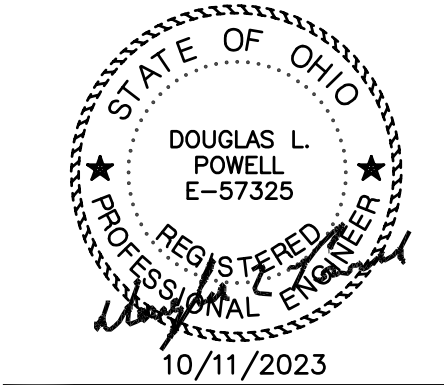
CIVIL ENGINEER

STRUCTURAL ENGINEER

MEP ENGINEER

PROJECT STATUS

Bid/Permit Set



Grove City Maintenance Building

3262 Ventura Blvd. Grove City, OH 43123

INITIAL ISSUE DATE

10/11/2023

PROJECT NO.

1296.01

ELECTRICAL SPECIFICATIONS

E5.1

E5.1-23132

PRATER
Engineering Associates, Inc.

6130 Wilcox Road
Dublin, Ohio 43016

DESIGNED BY C. TONG	DRAWN BY CKT	CHECKED BY DLP	JOB NUM. 23132
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ITEM 2: 202401170002 – Grove City Maintenance Building – Rezoning (CF – Community Facilities)

Site Location

3262 Ventura Blvd (PID 040-003360, 040-001209, 040-000625, 040-000683, 040-003294).

Proposal

This proposal is to rezone ±41.55 acres to CF (Community Facilities)

Zoning

C-2 (Retail Commercial), SD-3 (Recreational Facilities), PSO (Professional Services), Single Family Residential (R-2)

Future Land Use

Commercial Center, Park / Open Space / Preservation, Suburban Living, Low Intensity

Property Owner

The City of Grove City Ohio

Applicant/Representative

Charles W. Boso Jr, City Administrator

Applicable Plans, Policies, and Code Section(s)

- Zoning Code Section 1139.03

Staff Recommendation

Approval as Submitted

Contents

	Page
1. Context Map	2
2. Analysis.....	3
3. GroveCity2050 Analysis	3
4. Recommendations.....	4
5. Detailed History	4

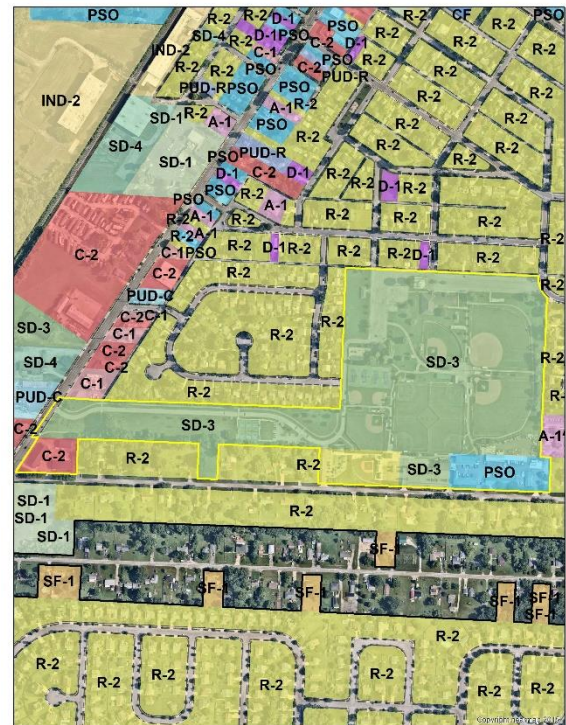
Case Manager

Terry Barr, AICP, Development Planner
tbarr@grovecityohio.gov
614-277-3022

Summary

This proposal is a Rezoning for +/- 41.55 acres at 3262 Ventura Boulevard from SD-3, R-2, PSO, and C-2 to CF.

Zoning Map

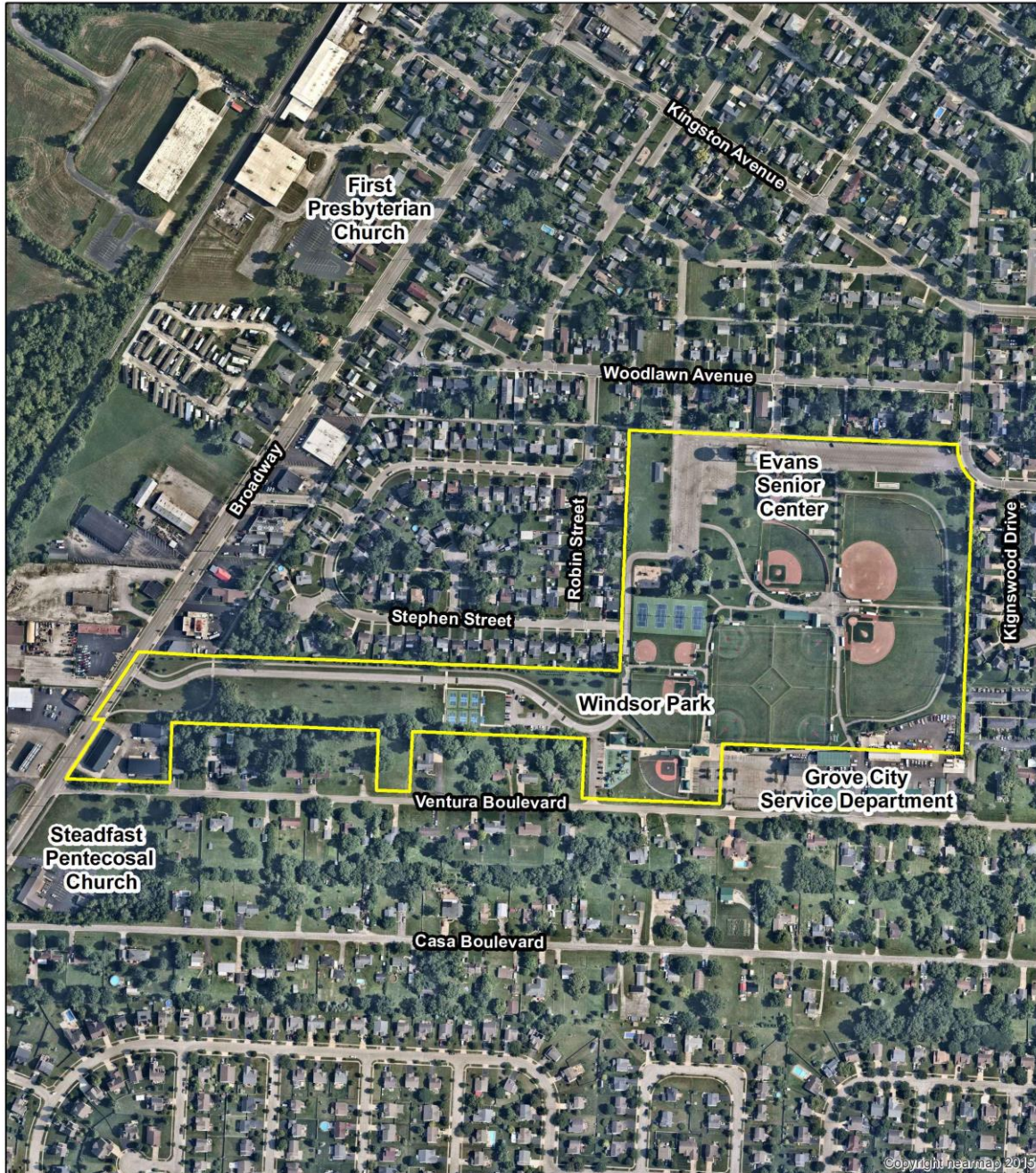


Next Steps

Upon recommendation from Planning Commission, the Development Plan will move forward to City Council

1. Context Map

The property is located at 3262 Ventura Blvd (PID 040-003360, 040-001209, 040-000625, 040-000683, 040-003294).



202401170002
Grove City Maintenance Building
Rezoning (CF)
PIDs: 040-003360, 040-001209, 040-000625,
040-000683, 040-003294

0 200 400 800 Feet



2. Analysis

The applicant is requesting to rezone +/- 41.55 acres at 3262 Ventura Boulevard from C-2 (Retail Commercial), SD-3 (Recreational Facilities), PSO (Professional Services), and R-2 (Single Family Residential) to Community Facilities (CF). The proposed site is adjacent to a range of zoning districts including R-2, C-1, D-1, and A-1. The area proposed to be rezoned contains Windsor Park, the Evans Senior Center, and Grove City Safety and Service Department buildings. The proposed rezoning of Community Facilities (CF) will unify the site under a single zoning district in which all existing uses are permitted while better aligning with the uses permitted by the zoning code.

The GroveCity2050 Community Plan and Future Land Use Map designates this site as Preservation, Commercial Center and Suburban Living, Low Intensity. These districts recommend parks and open space, single-family residential, and commercial as primary uses. Civic, institutional, parks, and open space are recommended as secondary uses in all three proposed future land use areas. The existing uses on the site meet the land uses as identified in the GroveCity2050 Future Land Use and Character Map.

Staff is supportive of rezoning these parcels from C-2, PSO, R-2, and SD-3 to CF as the proposed rezoning aligns with the goals of the GroveCity2050 Future Land Use and Character Map, and all existing uses are permitted within the proposed zoning district.

3. GroveCity2050 Analysis

The City of Grove City adopted the GroveCity2050 Community Plan in January 2018 which contains specific goals, objectives, and actions to guide growth in the community. Five (5) guiding principles are identified that articulate Grove City's community values and direct the recommendations in the plan. Applications submitted to Planning Commission are reviewed based on these 5 guiding principles.

- (1) **The City's small-town character is preserved while continuing to bring additional employment opportunities, residents, and amenities to the community.**

Finding is Met: The land and uses within the proposed rezoning area will be preserved at Windsor Park and the Grove City municipal buildings.

- (2) **Quality design is emphasized for all uses to create an attractive and distinctive public and private realm.**

Finding is Met: Windsor Park has been designed with a focus on public space with sports fields, courts, and open space for use by the community. The rezoning will not change the design or character of any parcels and will ensure that the zoning reflects the existing uses of the site.

- (3) **Places will be connected to improve the function of the street network and create safe opportunities to walk, bike, and access public transportation throughout the community.**

Finding is Met: The proposed area being rezoned is located within the established street network and has connections to existing bike paths. This application does not propose any changes to this existing transportation network.

- (4) **Future development will preserve, protect, and enhance the City's natural and built character through sustainable practices, prioritizing parks, and open space, and emphasizing historic preservation.**

Finding is Met: The proposed rezoning will ensure that the parks and other civic uses on the site are preserved under the appropriate zoning designation.

(5) Development provides the city with a net fiscal benefit.

Finding Not Applicable: Rezoning the parcels to CF will not impact the existing uses on the site which provide a variety of community services and recreational space.

4. Recommendation

After review and consideration, the Development Department recommends Planning Commission make a recommendation of approval to City Council for the Rezoning as submitted.

5. Detailed History

1900-2015

Various buildings and recreational facilities were constructed at Windsor Park.

1977-2000

Various buildings were constructed at the Grove City Service Department at 3262 Ventura Blvd.

1993-2000

Various buildings were constructed at 4444 Broadway.

2009

An 8.782-acre tract of 4408-4414 Broadway was rezoned from C-2, D-1, and A-1 to SD-3 and combined with the existing 26-acre Windsor Park.



Grove City Planning Commission

METHOD OF REZONING APPLICATION

Please provide the requested information and submit to:

DEVELOPMENT DEPARTMENT
4035 BROADWAY
GROVE CITY, OHIO 43123
614-277-3004

grovecityohio.gov/development

TYPE OF REQUEST

☒ Standard Rezoning ☐ PUD Rezoning ☐ Zoning Upon Annexation ☐ Use Approval

PROJECT / PROPERTY INFORMATION

PROJECT NAME: Grove City Maintenance Building

PROJECT LOCATION: 3262 Ventura Boulevard, 4330 Dudley Avenue

STREET ADDRESS (OR NEAREST INTERSECTION WITH DISTANCE AND DIRECTION)

PARCEL ID NUMBER: 040-000683, 040-000625, 040-001209, 040-003360

ACREAGE AFFECTED BY THIS APPLICATION: ~~± 40.209~~ **+/- 41.55**

EXISTING ZONING: PSO & SD-3

EXISTING LAND USE: PSO & SD-3

PROPOSED ZONING: CF (Community Facilities)

PROPOSED LAND USE: CF (Community Facilities) & Preservation

FUTURE LAND USE DESIGNATION: Suburban Living (Low Intensity) & Preservation

PROPERTY OWNER INFORMATION

Note: Property ownership information should reflect how the property is held in accordance with the Franklin County Auditor's Office.

The City of Grove City Ohio

4035 Broadway

Grove City, Ohio 43123

Name
(614) 277-3000

Address

City, State, Zip

Phone

Fax

Email

APPLICANT INFORMATION

Note: The applicant is the person(s) or entity seeking approval of this application.

Charles W. Boso Jr.

City Administrator

The City of Grove City Ohio

Name
4035 Broadway

Title
Grove City

Company / Organization
Ohio, 43123

Address
(614) 277-3000

City

State, Zip

Phone

Fax

Email

AUTHORIZED REPRESENTATIVE

Check box if same as Applicant: ☐

Note: The authorized representative is the person(s) or entity representing the applicant. As the authorized representative, you must have the legal authority to speak, represent and make commitments on behalf of the applicant. The City does not take any responsibility for the lack of communication between the authorized representative, applicant or related parties.

Name Title Company / Organization

Address City State, Zip

Phone Fax Email

Relationship to the Applicant: (e.g. legal counsel, engineer, architect, land planner, contractor, etc.)

FOR OFFICE USE ONLY

DATE RECEIVED:

RECEIVED BY:

PAYMENT AMOUNT:

TENTATIVE PC MEETING DATE:

PC RECOMMENDATION:

CHECK NUMBER:

PROJECT ID NUMBER:

CITY'S REVIEW ENGINEER:

CITY'S PLAN REVIEW ENGINEER:

PLANNER IN CHARGE:

ADDITIONAL PROJECT INFORMATIONPROJECT NAME: Grove City Maintenance BuildingDEVELOPMENT TYPE: Commercial Retail ☐ Commercial Office ☐ Residential ☐ Industrial ☐ Mixed ☐ Other ☒ACREAGE DISTURBED: ± 2.00TOTAL FLOOR AREA: 14,972 s.fNUMBER OF BUILDINGS: 1BUILDING HEIGHT: 31' 2"

ESTIMATED NUMBER OF PERMANENT JOBS CREATED (IF APPLICABLE): _____

ESTIMATED VALUATION OF BUILDING IMPROVEMENTS: _____

ESTIMATED VALUATION OF SITE IMPROVEMENTS: _____

PROPERTY OWNER AUTHORIZATION OF APPLICANT SUBMITTAL AND SITE VISIT(S)

I Charles W. Boso Jr. , City Administrator, the current property owner hereby authorize the applicant The City of Grove City Ohio to submit this application. I agree to be bound by all representations and agreements made by the applicant and/or their authorized representative.

Additionally, as the current property owner, knowing that site visits to the property may be necessary, I **hearby authorize City representatives to enter, photograph and post notices on the property described in this application.**

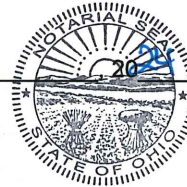
Signature of Current Property Owner: *Charles W. Boso Jr.*Date: 01/17/2024

STATE OF OHIO, COUNTY OF FRANKLIN

The above individual(s), being first duly sworn, deposes on oath and says that he/she has read the foregoing Affidavit subscribed by him/her, knows the contents thereof, and that the statements therein are true.

SUBSCRIBED AND SWORN TO before me this 17 day of January

Brittany Seebach
Official Seal and Signature of Notary Public



Brittany Seebach
Notary Public, State of Ohio
My Commission Expires 11-24-2025

APPLICANT'S / AUTHORIZED REPRESENTATIVE'S AFFIDAVIT

I Charles W. Boso Jr, City Administrator, the applicant or authorized representative, have read and understand the contents of this application. The information contained in this application, attached exhibits and other information submitted is complete and in all respects true and correct, to the best of my knowledge and belief.

Signature of Applicant or Authorized Representative: *Charles W. Boso Jr.*Date: 01/17/2024

STATE OF OHIO, COUNTY OF FRANKLIN

The above individual(s), being first duly sworn, deposes on oath and says that he/she has read the foregoing Affidavit subscribed by him/her, knows the contents thereof, and that the statements therein are true.

SUBSCRIBED AND SWORN TO before me this 17 day of January, 2024

Brittany Seebach
Official Seal and Signature of Notary Public



Brittany Seebach
Notary Public, State of Ohio
My Commission Expires 11-24-2025

Revised 06/2020

Page 2 of 6

REVIEW FEES

INSTRUCTIONS: All blanks/boxes must be completed or checked in order for the application submittal to be considered complete. The engineering review fee and planning review fee is calculated in accordance with the City's [Fee Recovery Policy](#). The submittal shall include the required number of copies (properly folded and collated) and contain all required supplementary documentation. Submitted materials shall be accurate, measurable and shall address all required checklist items contained within the attached supplemental requirements.

Application Processing Fee:	\$	100.00
Engineering Review Fee:	\$	_____
Planning Review Fee:	\$	_____
Total Submittal Fee:	\$	_____

GROVE CITY 2050 GUIDING PRINCIPLES

In January 2018, the City of Grove City adopted the [Grove City 2050 Community Plan](#) to update the City's plans and policies to proactively shape where and how the community will grow. The Plan contains specific goals, objectives and actions to guide development in Grove City as well as five (5) guiding principles. All applications submitted for Planning Commission will be reviewed based on the following principles:

1. The City's small-town character shall be preserved while continuing to bring additional employment opportunities, residents and amenities to the community.
2. Quality design shall be emphasized for all uses to create an attractive and distinctive public and private realm.
3. Places shall be connected to improve the function of the street network and create safe opportunities to walk, bike and access public transportation throughout the community.
4. Future development shall preserve, protect and enhance the City's natural and built character through sustainable practices, prioritizing parks and open space and emphasizing historic preservation.
5. Development shall provide the City with a net fiscal benefit.





PETITION TO CHANGE THE ZONING MAP OF THE CITY OF GROVE CITY

We, the undersigned, hereby request the rezoning of the following described property and petition for changing the Grove City Zoning map:

LOCATION OF PROPERTY: 3262 Ventura Boulevard, 4330 Dudley Avenue
(PIDs 040-000683, 040-000625, 040-001209, 040-003360)

EXISTING ZONING: PSO & SD-3 **PROPOSED ZONING:** CF (Community Facilities)

PETITIONER NAME (PLEASE PRINT): Charles W. Boso Jr. , City Administrator

PETITIONER'S SIGNATURE:

A handwritten signature in blue ink, appearing to read "Charles W. Boso Jr.", is written over a horizontal line.

OWNER NAME (PLEASE PRINT): The City of Grove City Ohio

OWNER'S SIGNATURE:

A handwritten signature in blue ink, appearing to read "Charles W. Boso Jr.", is written over a horizontal line.

DATE:



**THE CITY OF GROVE CITY
SUBMITTAL REQUIREMENTS: METHOD OF REZONING**

PLEASE CONTACT STAFF FOR A LINK TO SUBMIT THE FOLLOWING ELECTRONIC FILES FOR INITIAL STAFF REVIEW:

ALL APPLICATIONS

- ☐ One signed and notarized application
- ☐ Appropriate fee (\$100). **Please note that either cash, checks or credit card payments will be accepted. For credit card payments call 614-277-3004.**
- ☐ A project narrative describing the proposed use as well as how the proposed development relates to existing and future land use in the surrounding area in terms of character, street design, trail connectivity, open space and other improvements
- ☐ A metes and bounds legal description of the area to be rezoned and survey of the property, stamped by a certified surveyor
- ☐ A map outlining the parcels to be rezoned
- ☐ A listing of names and tax mailing addresses of all persons, corporations and entities contiguous to and across the street from the proposed zoning change
- ☐ If applicable, a traffic study indicating potential traffic generation for the proposed site
- ☐ The signature of Property Owner of Record
- ☐ If the project is located in the proximity of existing residential development, it is strongly recommended that the applicant reach out with notifications to neighboring residents.

PUD REZONING

- ☐ The City Council resolution from the Clerk of Council indicating City Council's approval or disapproval of the Preliminary Development Plan

ZONING UPON ANNEXATION

- ☐ The City Council resolution indicating that municipal services can be provided to the site upon its annexation to the City of Grove City

NOTE: One (1) paper copy (8 1/2 x 11) of all final materials being presented to Planning Commission will be required, as well as one 24 x 36 copy of all plan sheets, if applicable.

For additional information, contact the Grove City Development Department at 614-277-3004 or visit website at www.grovecityohio.gov/development.



Grove City Planning Commission Meeting and Deadline Schedule 2024

Planning Commission		City Council
Planning Commission Application Filing Deadline	Planning Commission Meeting Date	Tentative City Council Meeting Date*
November 29, 2023	January 2, 2024	1st Reading January 16, 2024 2nd Reading February 5, 2024
January 3, 2024	February 6, 2024	1st Reading February 20, 2024 2nd Reading March 4, 2024
January 31, 2024	March 5, 2024	1st Reading March 18, 2024 2nd Reading April 1, 2024
February 28, 2024	April 2, 2024	1st Reading April 15, 2024 2nd Reading May 6, 2024
April 3, 2024	May 7, 2024	1st Reading May 20, 2024 2nd Reading June 3, 2024
May 1, 2024	June 4, 2024	1st Reading June 17, 2024 2nd Reading July 1, 2024
May 29, 2024	July 2, 2024	1st Reading July 15, 2024 2nd Reading August 5, 2024
July 3, 2024	August 6, 2024	1st Reading August 19, 2024 2nd Reading September 3, 2024
July 31, 2024	September 3, 2024	1st Reading September 16, 2024 2nd Reading October 7, 2024
September 3, 2024	October 8, 2024	1st Reading October 21, 2024 2nd Reading November 4, 2024
October 2, 2024	November 5, 2024	1st Reading November 18, 2024 2nd Reading December 2, 2024
October 30, 2024	December 3, 2024	1st Reading December 16, 2024 2nd Reading January 6, 2024

Time frames for approval vary based on application type. See approval timelines below for more detail.

- Lot Split applications are approved by Planning Commission and do not require City Council approval.
- Certificate of Appropriateness, Development Plan and Preliminary Development Plan applications are approved by Resolution and require one reading by City Council.
- Plat and Special Use Permit applications are approved by Ordinance and require two readings by City Council. A 30-day effective period is required after approval.
- Rezoning applications are approved by Ordinance and require two readings by City Council. A 30-day notification period is required between readings and a 30-day effective period is required after approval.

Additional Notes:

1. Planning Commission meetings are held in Council Chambers of City Hall at 1:30 pm, on the first Tuesday following the first Monday of each month, unless otherwise noted.
2. The complete application packet, including all sets of drawings should be submitted no later than 4:00 pm on the filing date. INCOMPLETE ITEMS WILL NOT BE ACCEPTED FOR REVIEW.
3. Applications shall be submitted to the Grove City Development Department, located on the first floor of City Hall, 4035 Broadway, Grove City, Ohio. Please contact the Development Department for further information at 614-277-3004 or visit our website at www.grovecityohio.gov/development.

41.5 ACRES

Situated in the State of Ohio, County of Franklin, City of Grove City, in Survey Number 1383, Virginia Military District, being comprised of all of those tracts of land conveyed to City of Grove City by deeds of record in Deed Book 1292, Page 226, Deed Book 710, page 568, Instrument Number 200404230091697 and Instrument Number 202108130147301 (all references are to the records of the Recorder's Office, Franklin County, Ohio) and more particularly bounded and described as follows:

Beginning at the southeasterly corner of Lot 12 of the subdivision entitled "Sherry Lynne Homes Subdivision", of record in Plat Book 24, Page 33;

Thence the following courses and distances:

North 02° 18' 07" East, a distance of 781.73 feet to a point;

South 87° 28' 19" East, a distance of 1067.75 feet to a point;

With the arc of a curve to the left, having a central angle of 52° 52' 37", a radius of 143.09 feet, an arc length of 132.06 feet, a chord bearing of South 22° 36' 37" East and chord distance of 127.42 feet to a point;

South 02° 21' 48" West, a distance of 885.22 feet to a point;

South 87° 44' 40" East, a distance of 58.15 feet to a point;

South 02° 31' 49" West, a distance of 194.85 feet to a point;

North 87° 43' 51" West, a distance of 1283.41 feet to a point;

North 02° 37' 21" East, a distance of 194.68 feet to a point;

North 87° 46' 41" West, a distance of 560.44 feet to a point;

South 02° 03' 33" West, a distance of 194.42 feet to a point;

North 87° 46' 41" West, a distance of 110.58 feet to a point;

North 02° 03' 33" East, a distance of 194.42 feet to a point;

North 87° 46' 41" West, a distance of 670.39 feet to a point;

South 02° 08' 15" West, a distance of 195.83 feet to a point;

North 87° 57' 31" West, a distance of 337.81 feet to a point;

North 32° 55' 35" East, a distance of 228.86 feet to a point;

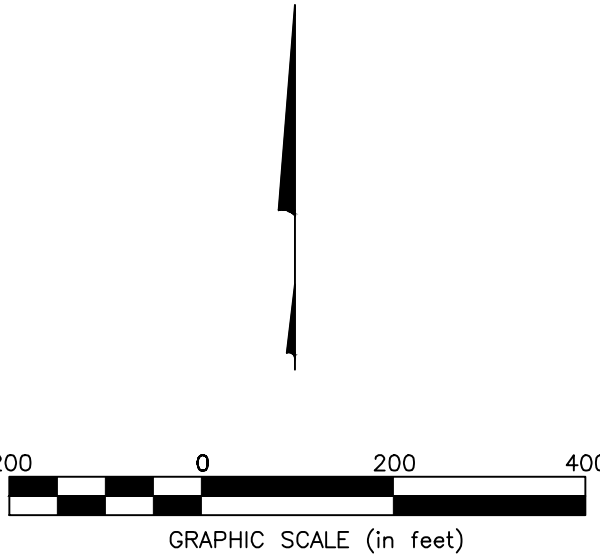
North 86° 55' 09" West, a distance of 33.89 feet to a point;

North 33° 58' 06" East, a distance of 263.72 feet to a point;

South 86° 31' 20" East, a distance of 233.02 feet to a point; and

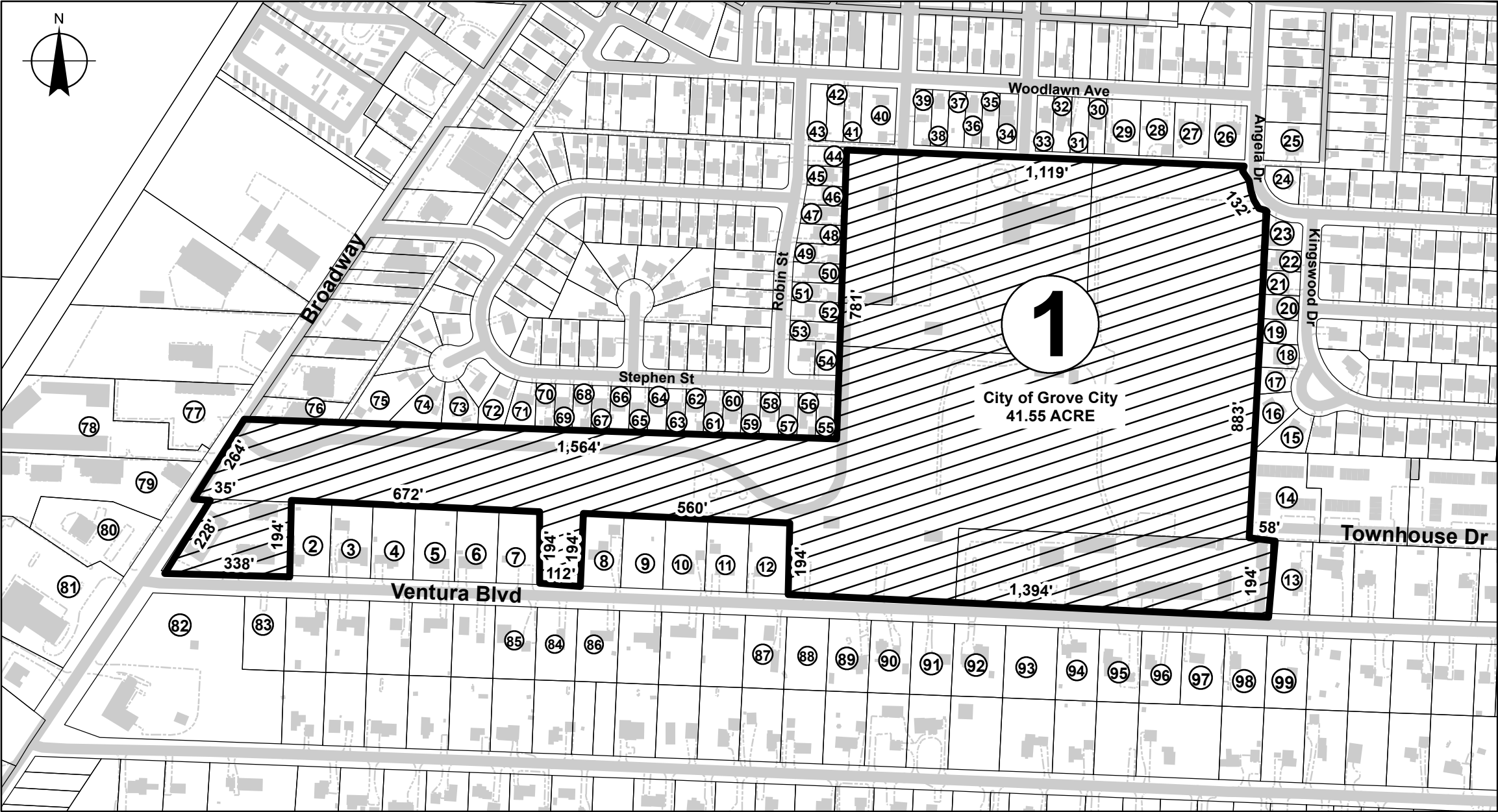
South 87° 58' 07" East, a distance of 1329.03 feet to the POINT OF BEGINNING, containing 41.5 acres of land, more or less.

ZONING EXHIBIT
SURVEY NUMBER 1383
VIRGINIA MILITARY DISTRICT
CITY OF GROVE CITY, COUNTY OF FRANKLIN, STATE OF OHIO



EMH&T Evans, Mechwart, Hambleton & Tilton, Inc. Engineers • Surveyors • Planners • Scientists 5500 New Albany Road, Columbus, OH 43054 Phone: 614.775.4500 Toll Free: 888.775.3648 emht.com	Date: January 31, 2024
	Scale: 1" = 200'
	Job No: 2024-0013
	Sheet: 1 of 1
REVISIONS	
MARK	DATE DESCRIPTION

Grove City Maintenance Building Rezoning

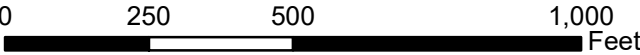


Disclaimer

The information on this map was derived from Grove City's Geographic Information System (GIS). Extensive detail and attention was given to the creation of this map to maximize its accuracy but is provided "as is". Grove City cannot accept responsibility for any errors, omissions, or positional inaccuracies that may have occurred before, during, or after production. Therefore, no warranties accompany this product. Although information from land/field surveys may have been utilized during the creation of this product, in no way does this product represent or constitute a Land Survey. Users are cautioned to field verify information on this product prior to making any decisions.

Parcel Being Rezoned

040-003294
040-001209
040-000625
040-000683
040-003360



Survey Map Index Number	PID	Owner Name	Address	Tax Mailing Address
1	040-003294	The City of Grove City Ohio	4035 BROADWAY GROVE CITY OH 43123	CITY OF GROVE CITY 4035 BROADWAY GROVE CITY OH, 43123-3001
2	040-006612	CHRISTIAN TIMOTHY CALEB CHRISTIAN HEAVENLY SUE	3598 VENTURA BLVD GROVE CITY OH 43123	CORELOGIC PO BOX 9202 COPPELL TX, 75019-9208
3	040-006613	MONAGHAN STEVEN M MONAGHAN KELLY	3584 VENTURA BLVD GROVE CITY OH 43123	CORELOGIC PO BOX 9202 COPPELL TX, 75019-9208
4	040-006614	MOES DILLON	3568 VENTURA BLVD GROVE CITY OH 43123	CORELOGIC PO BOX 9202 COPPELL TX, 75019-9208
5	040-006615	MCCAFFERTY WILLIAM J MCCAFFERTY AILEEN R	3554 VENTURA BLVD GROVE CITY OH 43123	3554 VENTURA BLVD GROVE CITY OH, 43123-3460
6	040-006616	RYAN WILLIAM J RYAN SHERRY L	3538 VENTURA BLVD GROVE CITY OH 43123	3538 VENTURA BLVD GROVE CITY OH, 43123-346
7	040-006617	BEIRAU ROD	3524 VENTURA BLVD GROVE CITY OH 43123	CORELOGIC PO BOX 9202 COPPELL TX, 75019-9208
8	040-008059	PAYNTER CHERYL K TR	3494 VENTURA BL GROVE CITY OH 43123	CHERYL K PAYNTER TRUSTEE 3494 VENTURA BLVD GROVE CITY OH, 43123-3460
9	040-006619	WITHERS DAVID E	3478 VENTURA BLVD GROVE CITY OH 43123	3464 VENTURA BLVD GROVE CITY OH 43123
10	040-006621	WITHERS DAVID E	3464 VENTURA BLVD GROVE CITY OH 43123	3464 VENTURA BLVD GROVE CITY OH 43123
11	040-006622	EDWARDS BENJAMIN H	3448 VENTURA BLVD GROVE CITY OH 43123	CORELOGIC PO BOX 9202 COPPELL TX, 75019-9208
12	040-006623	RODGERS ZACHARY M	3434 VENTURA BLVD GROVE CITY OH 43123	WELLS FARGO REAL ESTATE PO BOX 14506 DES MOINES IA, 50306-350
13	040-006344	THOMAS CIERRA	3248 VENTURA BLVD GROVE CITY OH 43123	3248 VENTURA BLVD GROVE CITY OH 43123
14	040-000117	TONTI THOMAS A SU TR	3282 TOWNHOUSE DRIVE GROVE CITY OH 43123	TONTI ORGANIZATION 34 N HIGH ST COLUMBUS OH, 43215-308
15	040-002505	TONTI HOMES CORPORATION	3243 KINGSWOOD DRIVE GROVE CITY OH 43123	TONTI HOMES 34 N HIGH ST COLUMBUS OH, 43215-308
16	040-002506	MORGAN LAURIE A GRISAMORE KEVIN	3247 KINGSWOOD DRIVE GROVE CITY OH 43123	UNION SAVINGS BANK 8805 GOVERNORS HILL DR CINCINNATI OH, 45249-3314
17	040-002507	LIPPERT CHARLES P LIPPERT PAMELA S	3251 KINGSWOOD DRIVE GROVE CITY OH 43123	3251 KINGSWOOD DRIVE GROVE CITY OH 43123
18	040-002508	STINSON ROGER W STINSON THERESA M	3255 KINGSWOOD DRIVE GROVE CITY OH 43123	CORELOGIC PO BOX 9202 COPPELL TX, 75019-9208
19	040-002509	SEIDENABLE CHARLES D SEIDENABLE SHANNON N	3259 KINGSWOOD DRIVE GROVE CITY OH 43123	CORELOGIC PO BOX 9202 COPPELL TX, 75019-9208
20	040-002510	KIMMEL JEFFREY W KIMMEL AMY M	3263 KINGSWOOD DRIVE GROVE CITY OH 43123	3263 KINGSWOOD DRIVE GROVE CITY OH 43123
21	040-002511	HALDEMAN PATRICIA R TR	3267 KINGSWOOD DRIVE GROVE CITY OH 43123	3267 KINGSWOOD DRIVE GROVE CITY OH 43123
22	040-001356	NEWKIRK MELISSA M	3271 KINGSWOOD DRIVE GROVE CITY OH 43123	3271 KINGSWOOD DRIVE GROVE CITY OH 43123
23	040-002513	KLEOUDIS JOHN KLEOUDIS KAY	3259 ANGELA DR GROVE CITY OH 43123	CORELOGIC PO BOX 9202 COPPELL TX, 75019-9208
24	040-002580	ALLAN JAMES W ALLAN ANGELA D	3260 ANGELA DR GROVE CITY OH 43123	CORELOGIC PO BOX 9202 COPPELL TX, 75019-9208
25	040-000368	FRANK STEVEN W FRANK MARY E	4286 MOORE AVE GROVE CITY OH 43123	4286 MOORE AVE GROVE CITY OH 43123
26	040-000294	TRIVISONNO MUNCY BRITTANY	3279 WOODLAWN AVE GROVE CITY OH 43123	CORELOGIC PO BOX 9202 COPPELL TX, 75019-9208
27	040-000292	HARRIS CRAIG A BIDDLE MICHAEL A, BIDDLE RYAN A	3293 WOODLAWN AVE GROVE CITY OH 43123	3293 WOODLAWN AVE GROVE CITY OH 43123
28	040-000289	HARRIS CRAIG A HARRIS CARI A	3305 WOODLAWN AVE GROVE CITY OH 43123	CRAIG A HARRIS 3305 WOODLAWN AVE GROVE CITY OH, 43123-3446

Survey Map Index Number	PID	Owner Name	Address	Tax Mailing Address
29	040-000287	RUTHERFORD KENNETH E RUTHERFORD PATRICIA A	3317 WOODLAWN AVE GROVE CITY OH 43123	CORELOGIC PO BOX 9202 COPPELL TX, 75019-9208
30	040-000286	CRAFT KELLE R	3329 WOODLAWN AVE GROVE CITY OH 43123	LERETA 901 CORPORATE CENTER DR POMONA CA, 91768-2642
31	040-000285	FRIESEN TIMOTHY H FRIESEN DAVID	3339 WOODLAWN AVE GROVE CITY OH 43123	CORELOGIC PO BOX 9202 COPPELL TX, 75019-9208
32	040-000284	FRIESEN TIMOTHY H FRIESEN DAVID	3339 WOODLAWN AVE GROVE CITY OH 43123	CORELOGIC PO BOX 9202 COPPELL TX, 75019-9208
33	040-000139	SNIDER ZACHARY T TR	3144 CATAN LOOP GROVE CITY OH 43123	ACCUMATCH 2711 LYNDON B JOHNSON FWY STE STE 1065 DALLAS TX, 75234-7640
34	040-000096	KAJ PROPERTIES LLC	5786 RAVINE CREEK DR GROVE CITY OH 43123	5786 RAVINE CREEK DR GROVE CITY OH 43123
35	040-000283	REMLEY ANGELICA ROSE	3363 WOODLAWN AVE GROVE CITY OH 43123	CORELOGIC PO BOX 9202 COPPELL TX, 75019-9208
36	040-000501	SOMMER REBECCA A	3371 WOODLAWN AVE GROVE CITY OH 43123	CORELOGIC PO BOX 9202 COPPELL TX, 75019-9208
37	040-000500	SOMMER REBECCA A	3371 WOODLAWN AVE GROVE CITY OH 43123	CORELOGIC PO BOX 9202 COPPELL TX, 75019-9208
38	040-000499	HADDEN BRIDGET	3381 WOODLAWN AVE GROVE CITY OH 43123	3381 WOODLAWN AVE GROVE CITY OH 43123
39	040-000702	BUCKLEY SHON M BUCKLEY MISTY J	3389 WOODLAWN AVE GROVE CITY OH 43123	3389 WOODLAWN AVE GROVE CITY OH 43123
40	040-000688	WAYBRIGHT BRADLEY A	3405 WOODLAWN AVE GROVE CITY OH 43123	CORELOGIC PO BOX 9202 COPPELL TX, 75019-9208
41	040-000686	KOOK PROPERTIES LLC	3415 WOODLAWN AVE GROVE CITY OH 43123	CORELOGIC PO BOX 9202 COPPELL TX, 75019-9208
42	040-000685	SOLTESZ JO ANN	3421 WOODLAWN AVE GROVE CITY OH 43123	JO ANN SOLTESZ 3421 WOODLAWN AVE GROVE CITY OH, 43123-3412
43	040-000684	TWIN TOWERS SWIM CLUB LLC	3439 WOODLAWN AVE GROVE CITY OH 43123	TWIN TOWERS SWIM CLUB INC PO BOX 403 LADY LAKE FL, 32158-0403
44	040-001360	TWIN TOWERS SWIM CLUB LLC	4300 ROBIN STREET GROVE CITY OH 43123	TWIN TOWERS SWIM CLUB INC PO BOX 403 LADY LAKE FL, 32158-0403
45	040-001361	BROWN ALEXA N	4306 ROBIN STREET GROVE CITY OH 43123	CORELOGIC PO BOX 9202 COPPELL TX, 75019-9208
46	040-001362	ARMENTROUT JEFFREY M ARMENTROUT PENELOPE D	4314 ROBIN STREET GROVE CITY OH 43123	JEFFREY M ARMENTROUT 371 WILSHIRE CT VALPARAISO IN, 46385-7708
47	040-001363	NICKOLOFF SUSAN L	4322 ROBIN STREET GROVE CITY OH 43123	4322 ROBIN STREET GROVE CITY OH 43123
48	040-001364	NORTH ADRIENNE	4328 ROBIN STREET GROVE CITY OH 43123	ADRIENNE NORTH 4328 ROBIN ST GROVE CITY OH, 43123-3435
49	040-001365	SEE KENNETH W	4334 ROBIN STREET GROVE CITY OH 43123	CORELOGIC PO BOX 9202 COPPELL TX, 75019-9208
50	040-001366	ROTH BRIAN ROTH ANDREA LYNN	4342 ROBIN STREET GROVE CITY OH 43123	CORELOGIC PO BOX 9202 COPPELL TX, 75019-9208
51	040-001367	STUMP CHAD	4348 ROBIN STREET GROVE CITY OH 43123	3578 MIDLAND ST GROVE CITY OH, 43123-2523
52	040-001368	ARMENTROUT JEFFERY M ARMENTROUT PENELOPE D	4356 ROBIN STREET GROVE CITY OH 43123	JEFFREY M ARMENTROUT 371 WILSHIRE CT VALPARAISO IN, 46385-7708
53	040-001369	STANFORTH JEFFREY B	4362 ROBIN STREET GROVE CITY OH 43123	UNION SAVINGS BANK 8805 GOVERNORS HILL DR CINCINNATI OH, 45249-3314

Survey Map Index Number	PID	Owner Name	Address	Tax Mailing Address
54	040-001370	FROST KATHERINE DINES FRANKLIN	3418 STEPHEN ST GROVE CITY OH 43123	CORELOGIC PO BOX 9202 COPPELL TX, 75019-9208
55	040-001371	R & M HOMES LLC	3417 STEPHEN ST GROVE CITY OH 43123	R & M HOMES LLC 6232 GAY RD ORIENT OH, 43146-9420
56	040-001372	LONGSTRETH CHRISTOPHER B LONGSTRETH LISA A	3425 STEPHEN ST GROVE CITY OH 43123	CORELOGIC PO BOX 9202 COPPELL TX, 75019-9208
57	040-001373	GJURECECH GARY M GJURECECH SHEILA R	3431 STEPHEN ST GROVE CITY OH 43123	3431 STEPHEN ST GROVE CITY OH 43123
58	040-001374	KESSLER SARAH E	3437 STEPHEN ST GROVE CITY OH 43123	CORELOGIC PO BOX 9202 COPPELL TX, 75019-9208
59	040-001375	GREEN MARGARET A TOD	3443 STEPHEN ST GROVE CITY OH 43123	MARGARET GREEN PO BOX 703 GROVE CITY OH, 43123-070
60	040-001376	BARBOUR SHIRLEY	3449 STEPHEN ST GROVE CITY OH 43123	CORELOGIC PO BOX 9202 COPPELL TX, 75019-9208
61	040-001377	ORTEGA KALISTA J SANCHEZ-VAZQUEZ EDUARDO	3445 STEPHEN ST GROVE CITY OH 43123	CORELOGIC PO BOX 9202 COPPELL TX, 75019-9208
62	040-001378	LOTNER NICHOLAS	3463 STEPHEN ST GROVE CITY OH 43123	CORELOGIC PO BOX 9202 COPPELL TX, 75019-9208
63	040-001379	CANTERBURY STORI CANTERBURY ALLEN	3471 STEPHEN ST GROVE CITY OH 43123	CORELOGIC PO BOX 9202 COPPELL TX, 75019-9208
64	040-001380	COLE DYLAN R	3477 STEPHEN ST GROVE CITY OH 43123	CORELOGIC PO BOX 9202 COPPELL TX, 75019-9208
65	040-001381	DECKER RANDY H	3483 STEPHEN ST GROVE CITY OH 43123	3483 STEPHEN ST GROVE CITY OH 43123
66	040-001382	HOERMLE DORIS E TOD	3489 STEPHEN ST GROVE CITY OH 43123	3489 STEPHEN ST GROVE CITY OH 43123
67	040-001383	ALLMON LINDSAY B REECE COLBY A	3497 STEPHEN ST GROVE CITY OH 43123	CORELOGIC PO BOX 9202 COPPELL TX, 75019-9208
68	040-001384	MAHANEY KYLE A	3503 STEPHEN ST GROVE CITY OH 43123	CORELOGIC PO BOX 9202 COPPELL TX, 75019-9208
69	040-001385	HARRISON LARRY DEAN HARRISON PAMELA SUE	3503 STEPHEN ST GROVE CITY OH 43123	CORELOGIC PO BOX 9202 COPPELL TX, 75019-9208
70	040-001386	MITCHELL KIMBERLY J TR	3517 STEPHEN ST GROVE CITY OH 43123	CORELOGIC PO BOX 9202 COPPELL TX, 75019-9208
71	040-001387	THOMAS STACI L	3523 STEPHEN ST GROVE CITY OH 43123	CORELOGIC PO BOX 9202 COPPELL TX, 75019-9208
72	040-001388	BORDERS TYLER MCVEY MORGAN	3529 STEPHEN ST GROVE CITY OH 43123	CORELOGIC PO BOX 9202 COPPELL TX, 75019-9208
73	040-001390	IZUL KENRICK P JR	3555 LEWIS CIRCLE GROVE CITY OH 43123	CORELOGIC PO BOX 9202 COPPELL TX, 75019-9208
74	040-001391	CAUGHRON CHRISTOPHER N CAUGHRON LISA A	3561 LEWIS CIRCLE GROVE CITY OH 43123	3561 LEWIS DRIVE GROVE CITY OH 43123
75	040-001392	MYERS GARRY L MYERS CAROLYN S	3539 LEWIS CIRCLE GROVE CITY OH 43123	3539 LEWIS CIRCLE GROVE CITY OH 43123
76	040-001225	SHAWN DAVIS ENTERPRISES LLC	4394 BROADWAY GROVE CITY OH 43123	4394 BROADWAY GROVE CITY OH 43123
77	040-014495	4401 BROADWAY LLC	4401 BROADWAY GROVE CITY OH 43123	4401 BROADWAY GROVE CITY OH 43123
78	040-001201	LWB INVESTMENTS LLC	4407 BROADWAY GROVE CITY OH 43123	4407 BROADWAY GROVE CITY OH 43123
79	040-001203	LWB INVESTMENTS LLC	4419-4427 BROADWAY GROVE CITY OH 43123	4421 BROADWAY GROVE CITY OH 43123
80	040-011336	DHIMAL KHAGENDRA	4441 BROADWAY GROVE CITY OH 43123	KHAGENDRA DHIMAL 4441 BROADWAY GROVE CITY OH, 43123-3064

Survey Map Index Number	PID	Owner Name	Address	Tax Mailing Address
81	040-011335	SEHGAL FAMILY LLC (THE)	4461 BROADWAY GROVE CITY OH 43123	THE SEHGAL FAMILY LLC 1765 STRATHSHIRE HALL PL POWELL OH, 43065-9436
82	040-003295	GROVE CITY APOSTOLIC CHURCH INC	4500 BROADWAY GROVE CITY OH 43123	STEADFAST PENTECOSTAL CHURCH 4500 BROADWAY GROVE CITY OH, 43123-3018
83	040-006645	STEADFAST PENTECOSTAL CHURCH	3611 VENTURA BOULEVARD GROVE CITY OH 43123	THE STEADFAST PENTECOSTAL 4500 BROADWAY GROVE CITY OH, 43123-3018
84	040-006638	PAYNTER STEPHEN M NYE REGINA M	3507 VENTURA BOULEVARD GROVE CITY OH 43123	CORELOGIC PO BOX 9202 COPPELL TX, 75019-9208
85	040-006639	DODD CHRISTOPHER R HARTER LISA K	3523 VENTURA BOULEVARD GROVE CITY OH 43123	CORELOGIC PO BOX 9202 COPPELL TX, 75019-9208
86	040-006637	PROKHNEVSKIY ILYA A	3493 VENTURA BOULEVARD GROVE CITY OH 43123	CORELOGIC PO BOX 9202 COPPELL TX, 75019-9208
87	040-006611	RICJAN ENTERPRISES LLC	3443 VENTURA BOULEVARD GROVE CITY OH 43123	CAROL D GREEN 5360 NORTON RD GROVE CITY OH, 43123-9666
88	040-006633	RICJAN ENTERPRISES LLC	3417 VENTURA BOULEVARD GROVE CITY OH 43123	RICJAN ENTERPRISES LLC 6507 JACKSON PIKE GROVE CITY OH, 43123-8649
89	040-006632	DE LA CRUZ SANCHEZ ORLANDO	3403 VENTURA BOULEVARD GROVE CITY OH 43123	CORELOGIC PO BOX 9202 COPPELL TX, 75019-9208
90	040-006631	WHITLOCK ERIK R WHITLOCK KRISTY L	3387 VENTURA BOULEVARD GROVE CITY OH 43123	3387 VENTURA BOULEVARD GROVE CITY OH 43123
91	040-006630	GOLD TREE VENTURES LLC	3373 VENTURA BOULEVARD GROVE CITY OH 43123	GOLD TREE VENTURES LLC 3947 FRONT ST GROVE CITY OH, 43123-2506
92	040-006629	MITSTICK SHARON L	3357 VENTURA BOULEVARD GROVE CITY OH 43123	CORELOGIC PO BOX 9202 COPPELL TX, 75019-9208
93	040-006823	MITSTICK SHARON L	3341 VENTURA BOULEVARD GROVE CITY OH 43123	3357 VENTURA BOULEVARD GROVE CITY OH 43123
94	040-006822	HARRIS BRENT A HARRIS MICHELLE M	3325 VENTURA BOULEVARD GROVE CITY OH 43123	CORELOGIC PO BOX 9202 COPPELL TX, 75019-9208
95	040-006821	FIGUEROO RAMON FIGUEROO YOKASTA M	3309 VENTURA BOULEVARD GROVE CITY OH 43123	3309 VENTURA BOULEVARD GROVE CITY OH 43123
96	040-006820	MIGUEL ROOFING LLC	3293 VENTURA BOULEVARD GROVE CITY OH 43123	MIGUEL ROOFING LLC 3345 2ND AVE URBANCREST OH, 43123-1315
97	040-006819	GIRT DONALD E	3277 VENTURA BLVD GROVE CITY OH 43123	3277 VENTURA BLVD GROVE CITY OH 43123
98	040-006818	CONGROVE KIMBERLY L	3261 VENTURA BLVD GROVE CITY OH 43123	3261 VENTURA BLVD GROVE CITY OH 43123
99	040-006817	SILVA CECILIA HURTADO MARTINEZ GEOVANI PINEDA	3247 VENTURA BLVD GROVE CITY OH 43123	CORELOGIC PO BOX 9202 COPPELL TX, 75019-9208



ITEM 3: 202402010011 – Gantz Park RecSchool – Final Development Plan

Site Location

2255 Home Road (PID: 040-001250)

Proposal

A development plan for a 3,417-square-foot building in Gantz Park.

Zoning

SD-3 (Recreational Facilities).

Future Land Use

Preservation.

Property Owner

The City of Grove City, Ohio.

Applicant/Representative

Charles W. Boso Jr, City Administrator.

Applicable Plans, Policies, and Code Section(s)

- Zoning Code Section 1135. 12.
- GroveCity2050 Community Plan Future Land Use and Character Map.

Staff Recommendation

Approval as submitted.

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5. Recommendation	4
6. Detailed History.....	4

Case Manager

Dash Logan AICP, Senior Planner
dlogan@grovecityohio.gov
614 277-3024

Summary

The applicant is requesting approval of a development plan for a new 3,417-square-foot building in Gantz Park to accommodate the Grove City RecSchool program.

Zoning Map

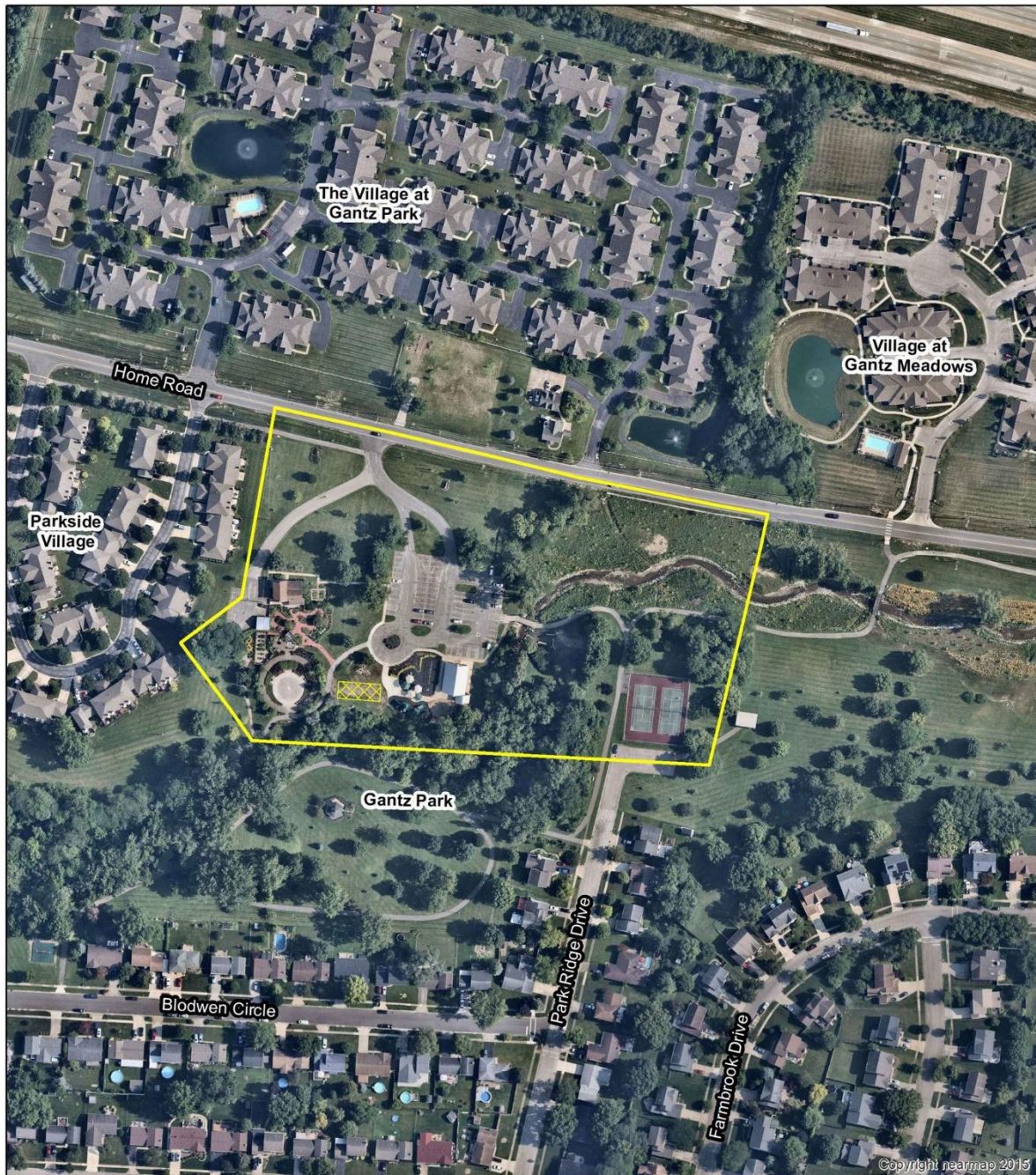


Next Steps

Upon recommendation from Planning Commission, the Final Development Plan will move forward to City Council.

1. Context Map

This property is located at 2255 Home Road in Gantz Park (PID: 040-001250).



202402010011
Gantz Park RecSchool Program Center
Final Development Plan
PID:040-001250

0 125 250 500 Feet

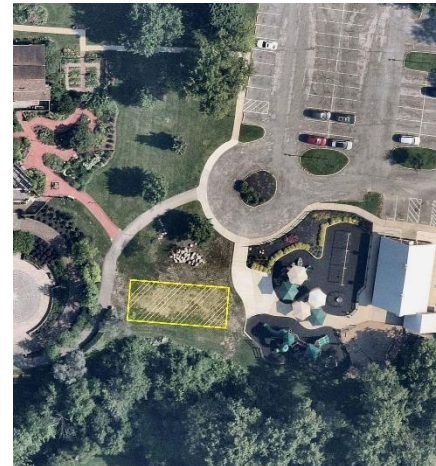


2. Analysis

The applicant is requesting approval of a Development Plan for a new 3,417-square-foot building in Gantz Park to accommodate the Grove City RecSchool program. The previous barn used for the program was demolished in 2023, and the proposed building will serve as a replacement for the Grove City Parks and Recreation RecSchool program.

Building

The proposed building will be in the same area as the former barn, which has since been demolished. The 3,417-square-foot building will be 26' 6" tall from grade to the highest point. The building will be finished primarily with cementitious lap siding, and vertical board and batten siding. A cultured stone water table is proposed along the north, east, and west elevations. In addition to the varying finish materials, the building includes several architectural elements to provide aesthetic interest, including dormers on the north elevation, gables with hewn cedar beams on all elevations, and cupolas. The south elevation, which faces Gantz Park will include a covered patio.



Approximate location of new building



Landscaping

While a landscape plan was not provided with the application materials, the proposed building will have to meet the City's code requirements for landscaping.

3. GroveCity2050 Guiding Principles Analysis

The City of Grove City adopted the GroveCity2050 Community Plan in January 2018, which contains specific goals, objectives, and actions to guide growth in the community. Five guiding principles are identified that articulate Grove City's community values and direct the recommendations in the Plan. Applications submitted to Planning Commission are reviewed based on these five Guiding Principles:

- (1) **The City's small-town character is preserved while continuing to bring additional employment opportunities, residents, and amenities to the community.**

Finding is Met: The proposed facility will not detract from the city's small-town character and will allow the city to continue to provide the community with recreational and educational amenities.

- (2) **Quality design is emphasized for all uses to create an attractive and distinctive public and private realm.**

Finding is Met: The proposed building utilizes high-quality materials and incorporates various architectural elements resulting in an attractive building that will complement other structures in Gantz Park.

- (3) **Places will be connected to improve the function of the street network and create safe opportunities to walk, bike, and access public transportation throughout the community.**

Finding Not Applicable: No changes are proposed to the area transportation network as a part of this application.

- (4) **Future development will preserve, protect, and enhance the City's natural and built character through sustainable practices, prioritizing parks and open space, and emphasizing historic preservation.**

Finding Not Applicable: Although the proposed building is in Gantz Park, the footprint is in the same general location as the previously demolished building. As such, no changes are proposed to parkland as part of this application.

- (5) **Development provides the city with a net fiscal benefit.**

Finding Not Applicable: The scope of the proposed development is limited in applicability to this principle, as the request is to replace the previously removed RecSchool building with a new structure to allow the city to continue to provide a service to residents.

5. Recommendation

After review and consideration, the Development Department recommends Planning Commission make a recommendation of approval to City Council for the Final Development Plan as submitted.

6. Detailed History

2023

The previous barn on site which was used for the RecSchool program was demolished in 2023.



Grove City Planning Commission

FINAL DEVELOPMENT PLAN APPLICATION

Please provide the requested
information and submit to:

DEVELOPMENT DEPARTMENT
4035 BROADWAY
GROVE CITY, OHIO 43123
614-277-3004

grovecityohio.gov/development

PROJECT / PROPERTY INFORMATION

PROJECT NAME: Gantz Park RecSchool Program Center

PROJECT LOCATION: 2255 Home Road

STREET ADDRESS (OR NEAREST INTERSECTION WITH DISTANCE AND DIRECTION)

PARCEL ID NUMBER: 040-001250

ACREAGE AFFECTED BY THIS APPLICATION: ±9.7

EXISTING ZONING: SD-3 (Recreational Facilities)

EXISTING LAND USE: SD-3 (Recreational Facilities)

PROPOSED ZONING: SD-3 (Recreational Facilities)

PROPOSED LAND USE: SD-3 (Recreational Facilities)

FUTURE LAND USE DESIGNATION: Preservation

PROPERTY OWNER INFORMATION

Note: Property ownership information should reflect how the property is held in accordance with the Franklin County Auditor's Office.

The City of Grove City Ohio 4035 Broadway Grove City, Ohio 43123

Name Address City, State, Zip

(614) 277-3000

Phone Fax Email

APPLICANT INFORMATION

Note: The applicant is the person(s) or entity seeking approval of this application.

Charles W. Boso Jr City Administrator The City of Grove City Ohio

Name Title Company / Organization

4035 Broadway Grove City, Ohio 43123

Address City, State, Zip

(614) 277-3000

Phone Fax Email

AUTHORIZED REPRESENTATIVE

Check box if same as Applicant: ☒

Note: The authorized representative is the person(s) or entity representing the applicant. As the authorized representative, you must have the legal authority to speak, represent and make commitments on behalf of the applicant. The City does not take any responsibility for the lack of communication between the authorized representative, applicant or related parties.

Name Title Company / Organization

Address City, State, Zip

Phone Fax Email

Relationship to the Applicant: (e.g. legal counsel, engineer, architect, land planner, contractor, etc.)

FOR OFFICE USE ONLY		
DATE RECEIVED:	RECEIVED BY:	PAYMENT AMOUNT:
TENTATIVE PC MEETING DATE:	PC RECOMMENDATION:	CHECK NUMBER:
PROJECT ID NUMBER:	CITY'S REVIEW ENGINEER:	CITY'S PLAN REVIEW ENGINEER:
PLANNER IN CHARGE:		

ADDITIONAL PROJECT INFORMATION

PROJECT NAME: Gantz Park RecSchool Program Center

DEVELOPMENT TYPE: Commercial Retail ☐ Commercial Office ☐ Residential ☐ Industrial ☐ Mixed ☐ Other ☒

ACREAGE DISTURBED: ±9.7 TOTAL FLOOR AREA: 3,417 square feet

NUMBER OF BUILDINGS: 1 BUILDING HEIGHT: 26' 6"

ESTIMATED NUMBER OF PERMANENT JOBS CREATED (IF APPLICABLE): _____

ESTIMATED VALUATION OF BUILDING IMPROVEMENTS: _____ ESTIMATED VALUATION OF SITE IMPROVEMENTS: _____

PROPERTY OWNER AUTHORIZATION OF APPLICANT SUBMITTAL AND SITE VISIT(S)

I, Charles W. Boso Jr, City Administrator, City of Grove City Ohio, the current property owner hereby authorize the applicant The City of Grove City Ohio to submit this application. I agree to be bound by all representations and agreements made by the applicant and/or their authorized representative.

Additionally, as the current property owner, knowing that site visits to the property may be necessary, I hereby authorize **City representatives to enter, photograph and post notices on the property described in this application.**

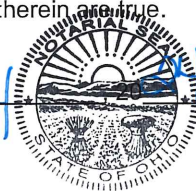
x Signature of Current Property Owner: *Ch W. Boso Jr.* Date: 02/01/2024

STATE OF OHIO, COUNTY OF FRANKLIN

The above individual(s), being first duly sworn, deposes on oath and says that he/she has read the foregoing Affidavit subscribed by him/her, knows the contents thereof, and that the statements therein are true.

SUBSCRIBED AND SWORN TO before me this 1 day of February

Brittany Seebach
Official Seal and Signature of Notary Public



Brittany Seebach
Notary Public, State of Ohio
My Commission Expires 11-24-2025

APPLICANT'S / AUTHORIZED REPRESENTATIVE S AFFIDAVIT

I, Charles W. Boso Jr, City Administrator, City of Grove City Ohio, the applicant or authorized representative, have read and understand the contents of this application. The information contained in this application, attached exhibits and other information submitted is complete and in all respects true and correct, to the best of my knowledge and belief.

x Signature of Applicant or Authorized Representative: *Ch W. Boso Jr.* Date: 02/01/2024

STATE OF OHIO, COUNTY OF FRANKLIN

The above individual(s), being first duly sworn, deposes on oath and says that he/she has read the foregoing Affidavit subscribed by him/her, knows the contents thereof, and that the statements therein are true.

SUBSCRIBED AND SWORN TO before me this _____ day of _____, 20____.

Official Seal and Signature of Notary

REVIEW FEES

INSTRUCTIONS: All blanks/boxes must be completed or checked in order for the application submittal to be considered complete. The engineering review fee and planning review fee is calculated in accordance with the City's [Fee Recovery Policy](#). The submittal shall include the required number of copies (properly folded and collated) and contain all required supplementary documentation. Submitted materials shall be accurate, measurable and shall address all required checklist items contained within the attached supplemental requirements.

Application Processing Fee: \$ 300.00
Engineering Review Fee: \$ _____
Planning Review Fee: \$ _____
Total Submittal Fee: \$ _____

GROVECITY2050 GUIDING PRINCIPLES

In January 2018, the City of Grove City adopted the [GroveCity2050 Community Plan](#) to update the City's plans and policies to proactively shape where and how the community will grow. The Plan contains specific goals, objectives and actions to guide development in Grove City as well as the following five (5) guiding principles:

1. The City's small-town character shall be preserved while continuing to bring additional employment opportunities, residents and amenities to the community.
2. Quality design shall be emphasized for all uses to create an attractive and distinctive public and private realm.
3. Places shall be connected to improve the function of the street network and create safe opportunities to walk, bike and access public transportation throughout the community.
4. Future development shall preserve, protect and enhance the City's natural and built character through sustainable practices, prioritizing parks and open space and emphasizing historic preservation.
5. Development shall provide the City with a net fiscal benefit.



**THE CITY OF GROVE CITY
SUBMITTAL REQUIREMENTS: FINAL DEVELOPMENT PLAN**



PLEASE CONTACT STAFF FOR A LINK TO SUBMIT THE FOLLOWING ELECTRONIC FILES FOR INITIAL STAFF REVIEW:

- ☐ One signed and notarized application
- ☐ Appropriate fee (\$300 plus applicable engineering and planning review fees – see [Fee Recovery Policy](#)). **Please note that either cash, checks or credit card payments will be accepted. For credit card payments call 614-277-3004.**

- ☐ A project narrative describing the nature of the project as well as how the proposed development relates to existing and future land use in the surrounding area in terms of character, street design, trail connectivity, open space and other improvements

- ☐ A metes and bounds legal description and survey of the property, stamped by a certified surveyor of the proposed Development Standards Text (if applicable)

- ☐ If applicable, the following scaled plans showing:

- a. Cover Page with signature block (see image below)
- b. Site Plan
- c. Grading Plan
- d. Landscape Plan
- e. Irrigation Plan
- f. Utility Plan
- g. Photometric Plan
- h. Tree Survey
- i. Demolition Plan
- j. Site Details
- k. Stormwater Management (per the [Stormwater Design Manual](#))

City Administrator	_____
Service Director	_____
Reviewer for the City of Grove City	_____
Fire Department Jackson Township	_____

- ☐ If applicable, scaled drawings showing:

- a. Location of sign(s) and sign type (wall, ground, projecting or window)
- b. Sign dimensions, including letter sizes and proposed distance from sign to grade
- c. Copy layout and lettering styles (fonts) of signage
- d. Materials and manufacturer to be used in fabrication
- e. Total area of sign face (including frame)
- f. Type of illumination

- ☐ If applicable, architectural elevations – **in color** – with proposed colors and finish materials noted

- ☐ If applicable, the preliminary stormwater calculations stamped by a professional engineer

- ☐ A photograph of the finish material/color samples board (swatches, plans or product specifications)

- ☐ A materials detail sheet listing material, manufacturer and color for all proposed exterior materials

- ☐ If applicable, a traffic study indicating potential traffic generation for the proposed site

- ☐ If the project is located in the proximity of existing residential development, it is strongly recommended that the applicant reach out with notifications to neighboring residents.

NOTE: One (1) paper copy (8 1/2 x 11) of all final materials being presented to Planning Commission will be required, as well as one 24 x 36 copy of all plan sheets, if applicable.

For additional information, contact the Grove City Development Department at 614-277-3004 or visit our website at www.grovecityohio.gov/development.



Grove City Planning Commission Meeting and Deadline Schedule 2024

Planning Commission		City Council
Planning Commission Application Filing Deadline	Planning Commission Meeting Date	Tentative City Council Meeting Date*
November 29, 2023	January 2, 2024	1st Reading January 16, 2024 2nd Reading February 5, 2024
January 3, 2024	February 6, 2024	1st Reading February 20, 2024 2nd Reading March 4, 2024
January 31, 2024	March 5, 2024	1st Reading March 18, 2024 2nd Reading April 1, 2024
February 28, 2024	April 2, 2024	1st Reading April 15, 2024 2nd Reading May 6, 2024
April 3, 2024	May 7, 2024	1st Reading May 20, 2024 2nd Reading June 3, 2024
May 1, 2024	June 4, 2024	1st Reading June 17, 2024 2nd Reading July 1, 2024
May 29, 2024	July 2, 2024	1st Reading July 15, 2024 2nd Reading August 5, 2024
July 3, 2024	August 6, 2024	1st Reading August 19, 2024 2nd Reading September 3, 2024
July 31, 2024	September 3, 2024	1st Reading September 16, 2024 2nd Reading October 7, 2024
September 3, 2024	October 8, 2024	1st Reading October 21, 2024 2nd Reading November 4, 2024
October 2, 2024	November 5, 2024	1st Reading November 18, 2024 2nd Reading December 2, 2024
October 30, 2024	December 3, 2024	1st Reading December 16, 2024 2nd Reading January 6, 2024

Time frames for approval vary based on application type. See approval timelines below for more detail.

- Lot Split applications are approved by Planning Commission and do not require City Council approval.
- Certificate of Appropriateness, Development Plan and Preliminary Development Plan applications are approved by Resolution and require one reading by City Council.
- Plat and Special Use Permit applications are approved by Ordinance and require two readings by City Council. A 30-day effective period is required after approval.
- Rezoning applications are approved by Ordinance and require two readings by City Council. A 30-day notification period is required between readings and a 30-day effective period is required after approval.

Additional Notes:

1. Planning Commission meetings are held in Council Chambers of City Hall at 1:30 pm, on the first Tuesday following the first Monday of each month, unless otherwise noted.
2. The complete application packet, including all sets of drawings should be submitted no later than 4:00 pm on the filing date. INCOMPLETE ITEMS WILL NOT BE ACCEPTED FOR REVIEW.
3. Applications shall be submitted to the Grove City Development Department, located on the first floor of City Hall, 4035 Broadway, Grove City, Ohio. Please contact the Development Department for further information at 614-277-3004 or visit our website at www.grovecityohio.gov/development.

PROPOSED BUILDING FOR:

Gantz Park RecSchool Program Center

2255 Home Road
Grove City, Ohio 43123

ARCHITECT: Community Design Alliance
236 High Street
Hamilton, Ohio 45011

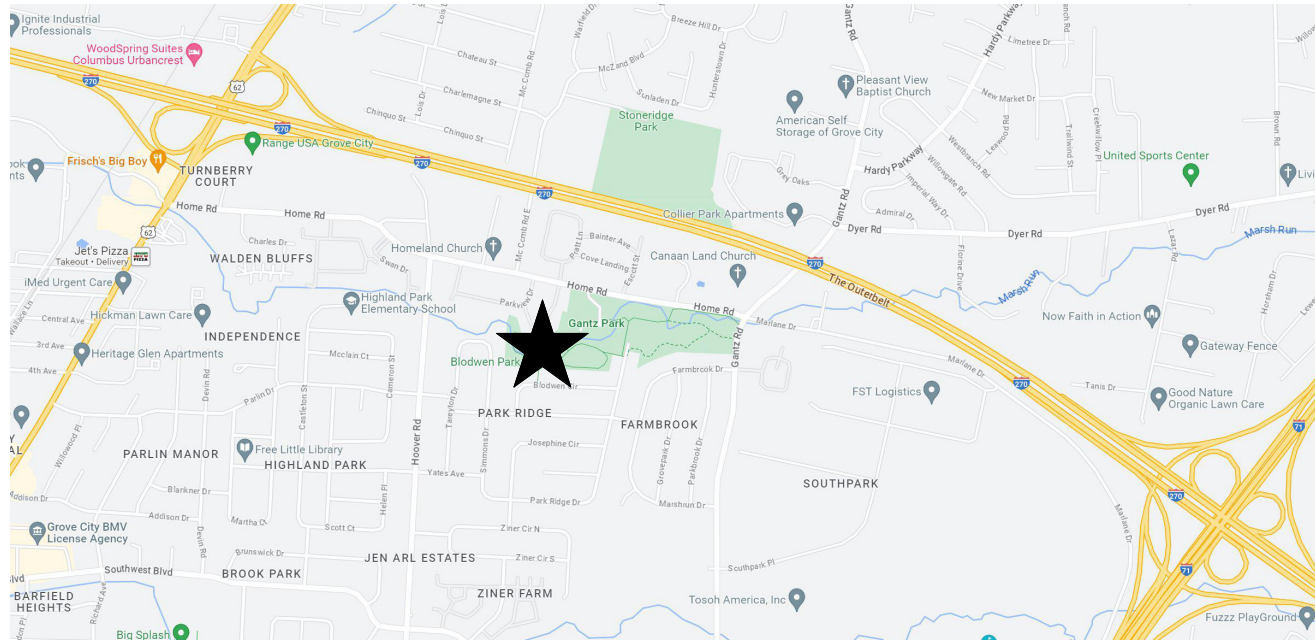
CIVIL ENGINEER: RVP Engineering, LLC
6230 Centre Park Drive
West Chester Township, Ohio 45069

MEP ENGINEER: RDFA
4588 Kenny Road
Suite 201D
Columbus, Ohio 43220

PROJECT GENERAL NOTES

- 1) - ENTIRE SCOPE OF DEMOLITION WORK IS NOT NECESSARILY INDICTED COMPLETELY IN THESE DRAWINGS. GENERAL CONTRACTOR SHALL VISIT THE JOB SITE TO DETERMINE ACTUAL SCOPE OF DEMOLITION REQUIRED TO CONSTRUCT THE NEW PROJECT AND TO FIELD VERIFY ALL EXISTING CONDITIONS PRIOR TO BIDDING AND INCLUDE IN BID.
- 2) - FIELD VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS PRIOR TO BIDDING AND/OR COMMENCEMENT OF WORK.
- 3) - PATCH AND REPAIR ALL SURFACES TO REMAIN AND PREPARE SURFACES AS REQUIRED FOR APPLICATION OF NEW SCHEDULED FINISHES.
- 4) - DIMENSIONS ON THE PLANS ARE TO FACE OF STUD IN NEW WALLS AND FACE OF EXISTING FINISHED SURFACE ON EXISTING WALLS.
- 5) - ALL NEW FLOOR COVERING MATERIALS TO BE INSTALLED PER MANUFACTURER'S STANDARD DETAILS AND SPECIFICATIONS. PREPARE SUBFLOOR AS REQUIRED BY FINISH MANUFACTURER.
- 6) - PLAN PRODUCED AS SCHEMATIC. THE CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING ALL SERVICE EQUIPMENT PER INDUSTRY STANDARDS, APPLICABLE BUILDING CODES, ETC. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL DOCUMENTATION REQUIRED TO OBTAIN ANY PERMIT REQUIRED TO ANY AUTHORITY HAVING JURISDICTION OF THIS PROJECT.
- 7) - ALL WORK SHALL COMPLY WITH ALL APPLICABLE LOCAL, STATE OR NATIONAL CODES, RULES ORDINANCES AND REGULATIONS INCLUDING THE ADA STANDARDS FOR ACCESSIBLE DESIGN.
- 8) - CONTRACTOR IS TO LOCATE EXISTING UTILITIES PRIOR TO PROCEEDING WITH CONSTRUCTION AND TAKE CARE AS TO NOT DAMAGE THESE UTILITIES DURING CONSTRUCTION.
- 9) - IT IS THE INTENT OF THE DOCUMENTS TO INDICATE COMPLETE AND OPERATIONAL SYSTEMS (I.E. FINISHES, VAC, PLUMBING, ELECTRICAL, ETC.) THE CONTRACTOR SHALL PROVIDE EXPANSION TO THE EXISTING SYSTEMS AS OPERATIONAL SYSTEMS WHICH COMPLY WITH APPLICABLE CODES AND REGULATIONS.
- 10) - ALL WORK SHALL BE PERFORMED AND FINISHED IN A CRAFTSMAN-LIKE MANNER. THIS INCLUDES BUT IS NOT LIMITED TO THE FOLLOWING AREAS: PROVIDE PAINTABLE SEALANT BETWEEN DISSIMILAR MATERIALS, IN JOINTS, CRACKS OR VOIDS, ETC. PRIOR TO THE FINAL COAT OF PAINT. PROVIDE SEALANT BETWEEN COUNTERTOPS/BACKSPLASH AND WALLS AND AT THE JUNCTURE OF ALL OTHER ACCESSORIES, EQUIPMENT, ETC. WITH THE ADJACENT SURFACES/MATERIALS. PROVIDE SEALANT BETWEEN ALL NEW AND/OR EXISTING SURFACES WHERE NEW WORK HAS BEEN PERFORMED TO CREATE A JOINT OF DISSIMILAR FINISH GRADE MATERIALS.
- 11) - DRAWINGS SHOULD NOT BE MANUALLY SCALED. WORK POINT ELEVATIONS, DIMENSIONS, WRITTEN NOTES AND DETAILS ON THE DRAWINGS ARE TO BE USED TO DETERMINE ELEVATION HEIGHTS, WALL SPACING, PHYSICAL LOCATIONS, ETC.
- 12) - ALL NEW EXPOSED WORK NOT INDICATED TO BE PRE-FINISHED SHALL BE PRIMED AND PREPARED AS REQUIRED TO BE FIELD PAINTED WITH COLOR AS SELECTED BY THE OWNER. FINISH FIELD PAINTING (2 COATS ENAMEL PAINT) SHALL BE UNDER EACH PRIME CONTRACT.
- 13) - PLANS PRODUCED AS A PLUMBING, MECHANICAL AND ELECTRICAL ARE SCHEMATIC. THE APPROPRIATE CONTRACTORS SHALL BE RESPONSIBLE FOR INSTALLING ALL SERVICE EQUIPMENT PER INDUSTRY STANDARDS AND APPLICABLE BUILDING CODES.
- 14) - CUTTING AND PATCHING OF EXISTING SLAB WILL BE REQUIRED FOR INSTALLATION OF NEW PLUMBING LINES. PLUMBING CONTRACTOR TO VERIFY INVERTS AND INFORM ARCHITECT IMMEDIATELY OF DISCREPANCIES.
- 15) - CONTRACTORS SHALL BE FULLY LIABLE TO MEET OR EXCEED ALL LOCAL BUILDING CODES AND REQUIREMENTS REGARDLESS OF ANY INFORMATION PROVIDED ON THESE PLANS SHALL IMMEDIATELY NOTIFY OWNER OF ANY DISCREPANCIES. CONTRACTORS SHALL BE AVAILABLE AND PRESENT FOR ALL REQUIRED INSPECTIONS.
- 16) - THESE DRAWINGS ARE PRODUCED AS GUIDELINES TO DESCRIBE THE OVERALL INTENT OF THE PROJECT AS DESIRED BY THE TENANT. WITH RESPECT TO EACH CONTRACTOR'S OWN WORK, THE ARCHITECT SHALL NOT HAVE CONTROL OF, OR CHARGE OF, AND SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES, OR FOR SAFETY PRECAUTIONS OR PROGRAMS IN CONNECTION WITH THE WORK OF EACH OF THE CONTRACTORS, SINCE THESE ARE SOLELY THE CONTRACTOR'S RESPONSIBILITY UNDER THE CONTRACT FOR CONSTRUCTION. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR A CONTRACTOR'S FAILURE TO CARRY OUT THE WORK IN ACCORDANCE WITH THE RESPECTIVE CONTRACT DOCUMENTS. THE ARCHITECT SHALL NOT HAVE CONTROL OVER, OR CHARGE OF, ACTS OR OMISSIONS OF THE PRIME CONTRACTORS, SUBCONTRACTORS, OR THEIR AGENTS OR EMPLOYEES, OR ANY OTHER PERSONS PERFORMING PORTIONS OF THE WORK NOT DIRECTLY OTHERWISE EMPLOYED BY THE OWNER.
- 17) - ALL WORK TO BE DONE IN THE RIGHT-OF-WAY (INCLUDING ALLEYS) OR DUMPSTERS PLACED IN THE RIGHT-OF-WAY SHALL REQUIRE A PERMIT FROM THE CITY OF HAMILTON ENGINEERING DEPARTMENT.
- 18) - ANY OVERSIZED VEHICLES SHALL OBTAIN A PERMIT FROM THE CITY OF HAMILTON DEPARTMENT OF ENGINEERING.

VICINITY MAP



SHEET INDEX

A0.0	Cover Sheet
A0.1	Code Plan
A1.1	Foundation Plan
A1.2	Floor Plan
A1.3	First Floor Framing Plan
A1.4	Roof Framing Plan
A1.5	Finish Plan
A1.6	Reflected Ceiling Plan
A1.7	Roof Plan
A1.8	Signage Plan
A3.0	Exterior Elevations
A3.1	Exterior Elevations
A3.2	Building Sections
A4.0	Details
A4.1	Interior Elevations
A4.2	Signage Details

PRELIMINARY
NOT FOR CONSTRUCTION

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236 High Street
Hamilton, Ohio 45011
513-275-1740

Gantz Park RecSchool Program Center

2255 Home Road
Grove City, OH 43123

ISSUANCES	
90%	1/31/24

Cover Sheet



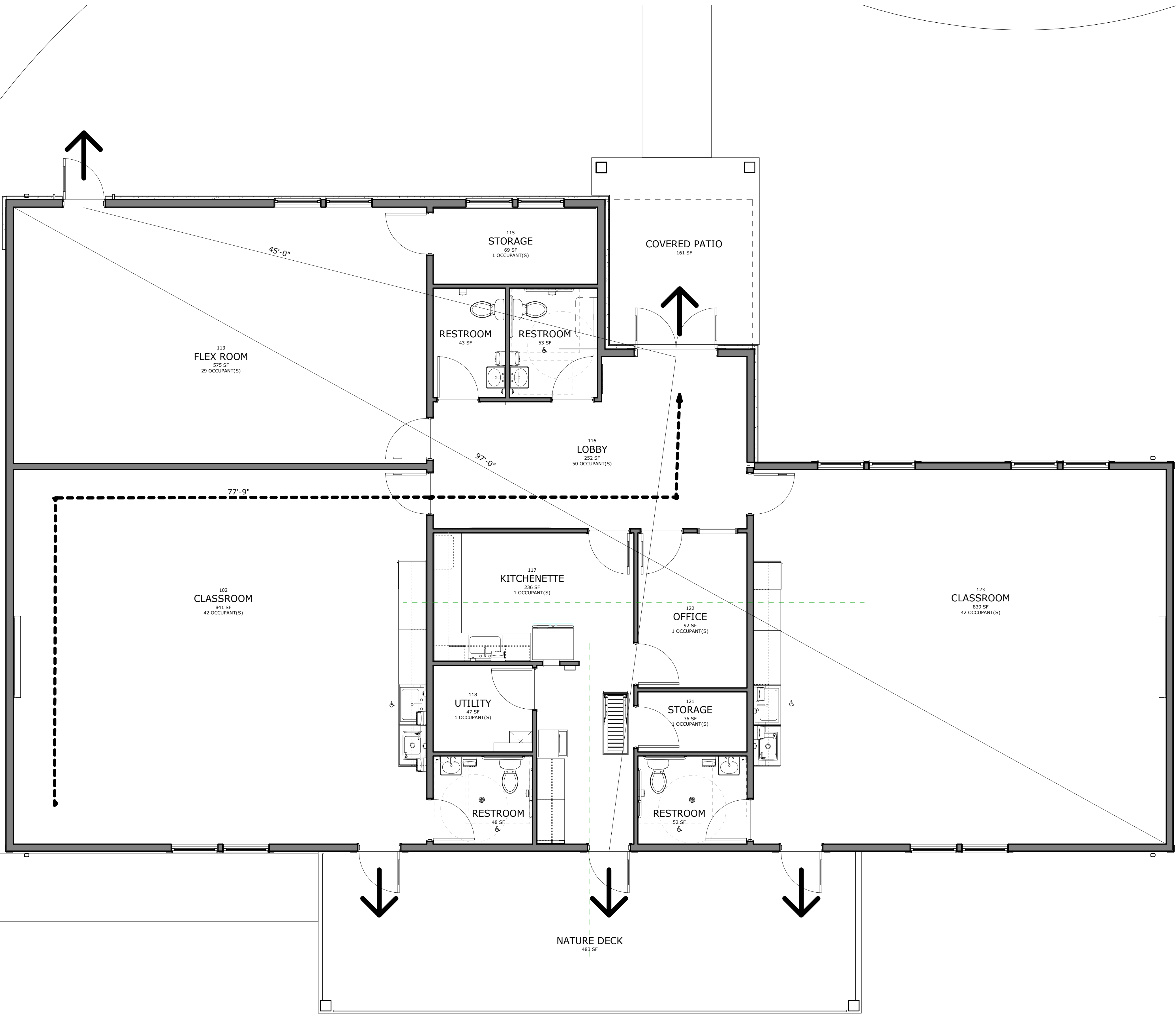
COMM NO. 202314.00
SHEET NO.

A0.0



01 CODE PLAN

SCALE 1/4" = 1'-0"



SYMBOLS LEGEND

- INDICATES NEW CONSTRUCTION - SEE PARTITION TYPES
- EGRESS PATH & DISTANCE TO EXIT
- 1 HOUR RATED FIRE BARRIER WITH 60 MINUTE OPENING PROTECTIVE
- EXIT

BUILDING CODE DATA

GROVE CITY BUILDING AND ZONING
CODES: 2017 OHIO BUILDING CODE (OBC), OHIO PLUMBING CODE, OHIO MECHANICAL CODE, OHIO ENERGY CODE
PROPOSED USE GROUP: E-EDUCATION; DAY CARE FACILITIES-MORE THAN 2 1/2 YEARS OF AGE
CONSTRUCTION TYPE: V-B
BUILDING HEIGHT: 1 -STORY ABOVE GRADE
SPRINKLED: NO
BUILDING AREA: 3,417 SF

PLUMBING FIXTURE COUNTS PER TABLE 403.1
GROUP E, DAY CARE FACILITY
OCCUPANTS = 167 PERSONS = 46 PER GENDER
MALE WATER CLOSETS 1:50 = 1 REQUIRED, 2 PROVIDED
FEMALE WATER CLOSETS 1:50 = 1 REQUIRED, 2 PROVIDED
MALE LAVATORY 1:50 = 1 REQUIRED, 2 PROVIDED
FEMALE LAVATORY 1:50 = 1 REQUIRED, 2 PROVIDED
MOP SINK = 1 PROVIDED
DRINKING FOUNTAINS - 1:100 = 2 REQUIRED
BUILDING HAS (4) SINGLE-USE FACILITIES

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CDA
COMMUNITY
DESIGN ALLIANCE

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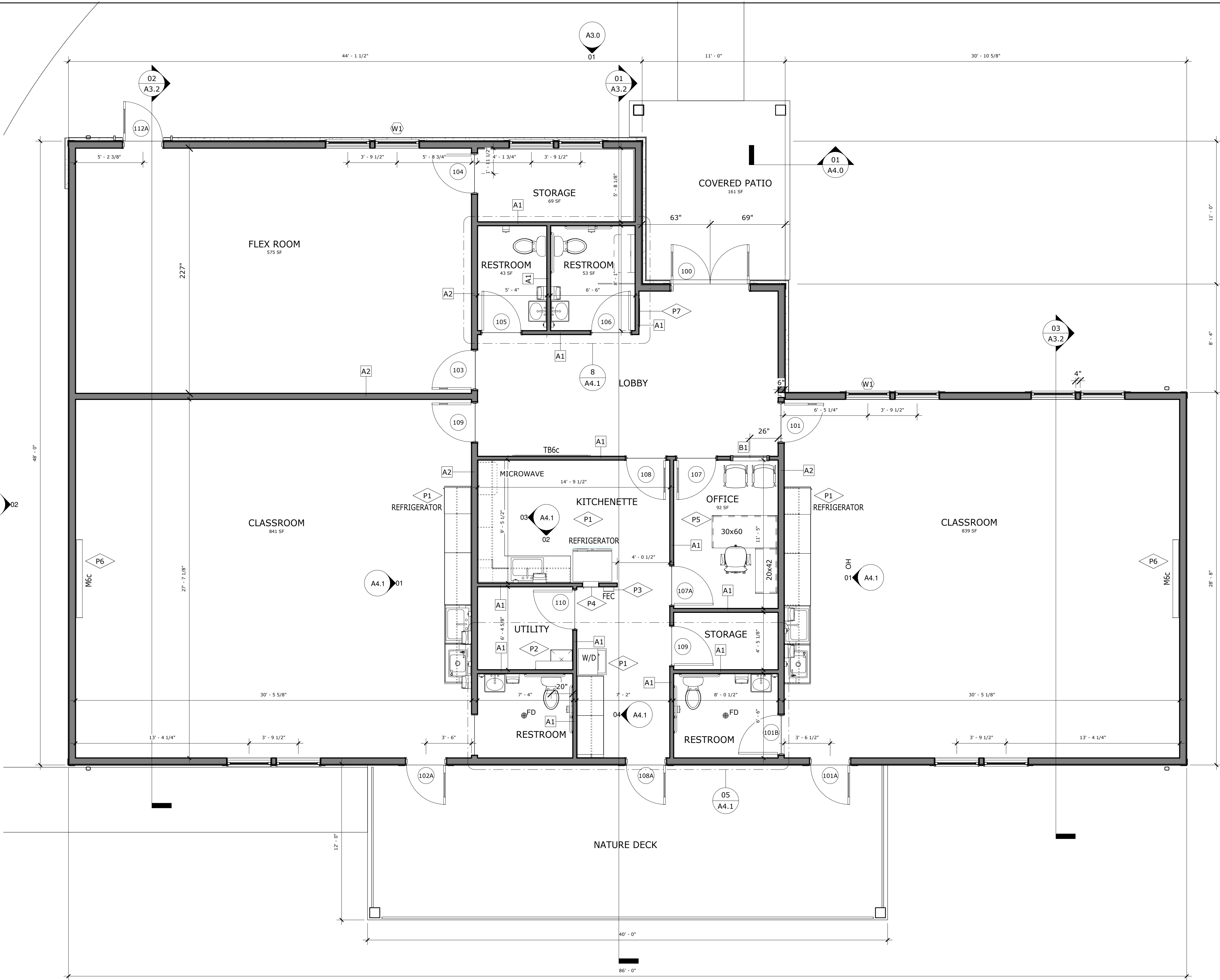
ISSUANCES

90% 1/31/24

Code Plan

COMM NO. 202314.00
SHEET NO.

A0.1



01 FLOOR PLAN
SCALE 1/4" = 1'-0"

SYMBOLS LEGEND

- INDICATES EXISTING CONSTRUCTION TO REMAIN
- INDICATES NEW CONSTRUCTION - SEE PARTITION TYPES
- INTERIOR ELEVATION MARKER
- PARTITION TYPE
- KEYNOTES
- DOOR NUMBERS
- WINDOW TYPES

GENERAL PLAN NOTES

- 1) ALL DIMENSIONS ARE APPROXIMATE AND SHOULD BE FIELD VERIFIED PRIOR TO THE COMMENCEMENT OF ANY WORK, DEMOLITION OR NEW. NOTIFY THE ARCHITECT, ENGINEER AND OWNER WITH ANY DISCREPANCIES.
- 2) DIMENSIONS ON THE PLANS ARE TO FINISH FACE OF EXISTING CONSTRUCTION AND TO FRAME ON NEW CONSTRUCTION.

PLAN KEYNOTES

- P1 APPLIANCE PROVIDED BY OWNER, INSTALLED BY CONTRACTOR
- P2 MOP SINK AND MOP/BROOM SHELF
- P3 SEMI RECESSED FIRE EXTINGUISHER CABINET. MOUNT HANDLE AT 42" A.F.F.
- P4 RECESSED AED DEFIBRILLATOR CABINET
- P5 FURNITURE BY OWNER
- P6 MARKERBOARD, MOUNT 2'-0" AFF
- P7 DEDICATION PLAQUE

WALL TYPE SCHEDULE		
REFER TO WALL TYPE DIAGRAMS FOR ADDITIONAL INFORMATION AND DIMENSIONS		
MARK	DESCRIPTION	FIRE RATING
A1	<varies>	
A2	2x6 WOOD FRAMING W/ 1/2" GYPSUM BOARD EACH SIDE	
A3		

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Program Center**

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ISSUANCES	
90%	1/31/24

Floor Plan

COMM NO. 202314.00
SHEET NO.

A1.2

PRELIMINARY
NOT FOR CONSTRUCTION

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ISSUANCES	
90%	1/31/24

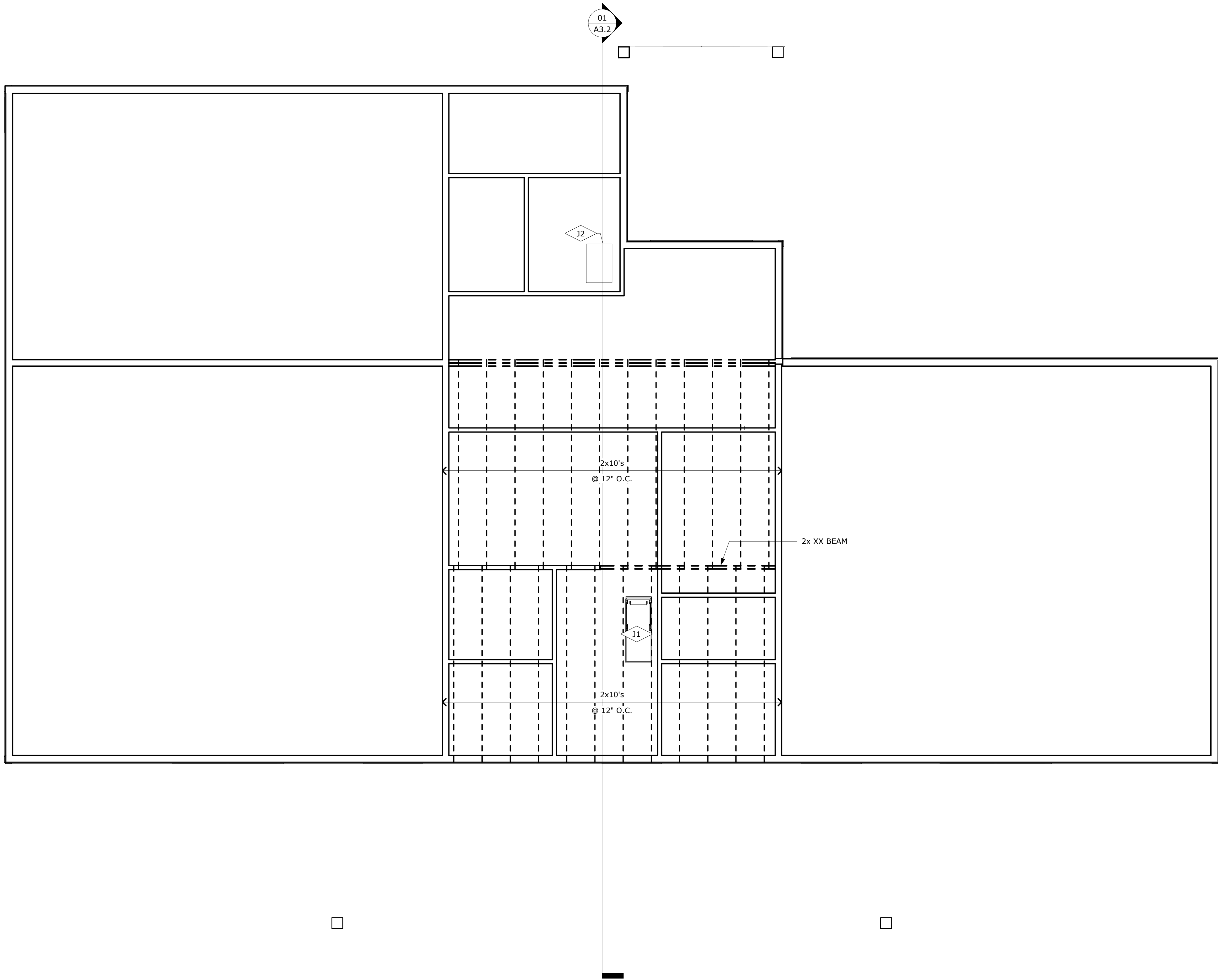
First Floor Framing Plan

COMM NO. 202314.00
SHEET NO.

A1.3

FRAMING KEYNOTES

- J1 ATTIC ACCESS LADDER 22X54
- J2 ATTIC ACCESS DOOR 22X32



01 FIRST FLOOR FRAMING PLAN
SCALE 1/4" = 1'-0"

PRELIMINARY
NOT FOR CONSTRUCTION

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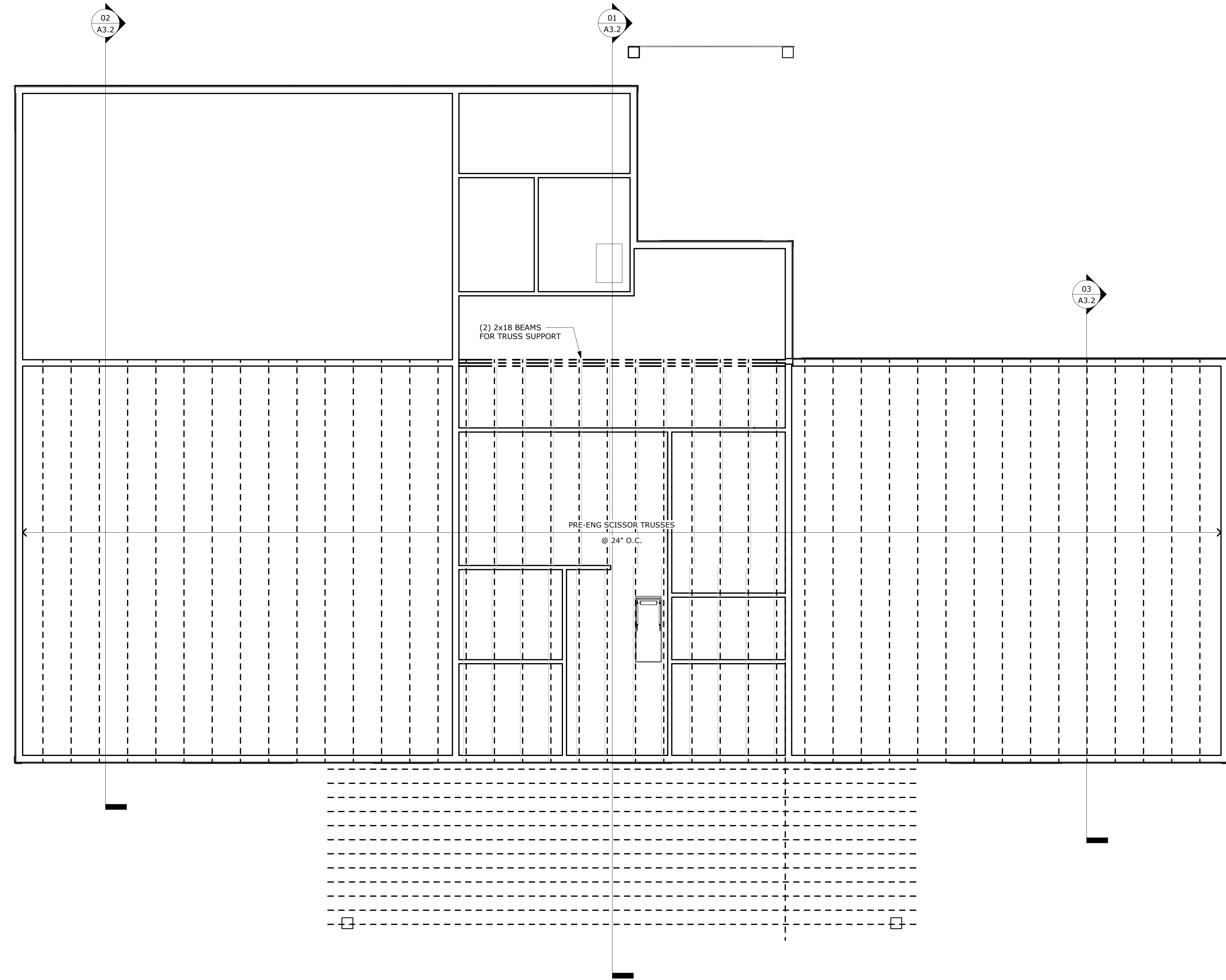
ISSUANCES

90%	1/31/24
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Roof Framing Plan

COMM NO. 202314.00
SHEET NO.

A1.4



01 ROOF FRAMING PLAN

SCALE 1/4" = 1'-0"



01 FINISH PLAN
SCALE 1/4" = 1'-0"

FINISH PLAN NOTES

- 1. CONTRACTOR MUST OBTAIN COLOR PRINTS OF ALL FLOOR PATTERNS FROM ARCHITECT BEFORE INSTALLING MATERIAL.
- 2. EXTEND FLOORING MATERIAL UNDER ALL CASEWORK.
- 3. WHEN MATERIAL TRANSITIONS OCCUR AT A DOORWAY, TRANSITION TO OCCUR AT THE CENTERLINE OF THE CLOSED DOOR.
- 4. SEE PLUMBING PLANS FOR DRAIN AND SLOPE LOCATIONS.
- 5. ALL EXPOSED METAL DECKING, STRUCTURAL TRUSSES AND MECHANICAL DUCTWORK TO BE PAINTED.

INTERIOR FINISH CODES

FINISH TAG

CEILING FINISH
ACT-1
W-GYP
C-EXP
WALL FINISH
W-GYP
W-TILE
BASE FINISH
B-1
B-2
FLOOR FINISH

CEILING
ACT-1 ARMSTRONG, STYLE: KITCHEN ZONE, WHITE, SIZE: 48" X 24", NRC:
GYP MOISTURE RESISTANT GYPSUM BOARD, PAINTED
C-EXP EXPOSED STRUCTURE ABOVE; PAINT OR SEAL

WALL FINISH
W-GYP GYPSUM BOARD
W-TILE CERAMIC TILE; DALTILE,

BASE & TRIM
B-1 TARKETT RUBBER WALL BASE; COLOR: 45 SANDALWOOD WB
B-2 CERAMIC TILE BASE; COLOR TBD

FLOORING
LVT PATCRAFT, TREELINE; COLOR: 00713 CAMEL-V2
CPT-1 OFFICE TBD
CPT-2 CARPET TILES - PATCRAFT, TEXTURAL PERCEPTION 18X36;
COLOR: 00130 SAGE, INSTALLATION: BASKETWEAVE

TILE FLOORING
CT-1 CERAMIC TILE; COLOR TBD

PAINT
PT-1 SHERWIN-WILLIAMS, COLOR: ORIGAMI WHITE SW7636
PT-2 SHERWIN-WILLIAMS, COLOR: SAGE SW2860
PT-3 CEILING PAINT -

PLASTIC LAMINATE
PL-1 WILSONART - 4667-60, COLOR: GREEN TIGRIS; MATTE FINISH
OR FORMICA - 8680-58, COLOR: WASHI PAPERFOLD; MATTE FINISH
PL-2 WILSONART - 7909-60, COLOR: FUSION MAPLE; MATTE FINISH

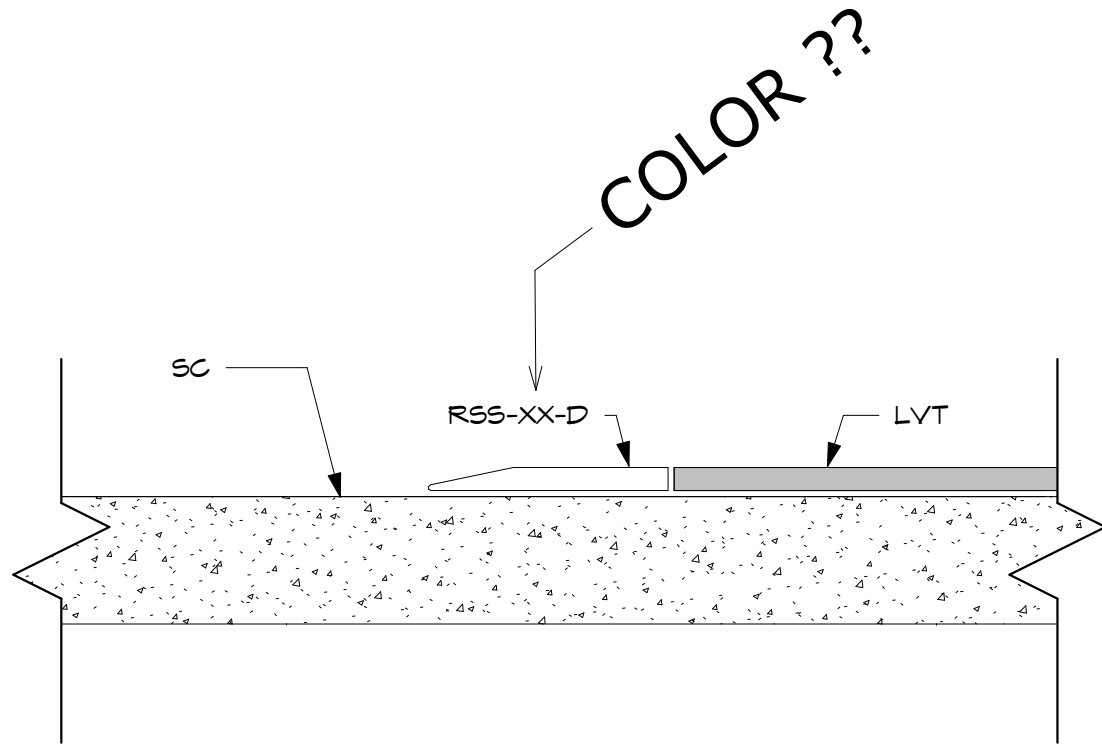
DOOR FRAME
F-1

DOOR MATERIAL
D-1

NOTES:

FINISHES KEYNOTES

- F1 SEE TRANSITION DETAIL
- F2 CARPET TILES 12X12
- F3 CERAMIC TILE 42" HIGH ALL 4 WALLS



02 FLOOR TRANSITION LVT TO SC
SCALE 12" = 1'-0"

PRELIMINARY
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Program Center

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ISSUANCES

90% 1/31/24

Finish Plan

COMM NO. 202314.00
SHEET NO.

A1.5

PRELIMINARY
NOT FOR CONSTRUCTION

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ISSUANCES	
90%	1/31/24

Reflected
Ceiling Plan

COMM NO. 202314.00
SHEET NO.
A1.6

SYMBOLS LEGEND

- EXPOSED NO CEILING
- ACOUSTIC TILE
- GYPSUM BOARD
- BEAD BOARD
- CEILING MOUNTED FIXTURE 1X4
- PENDANT FIXTURE
- RECESSED CAN LIGHT
- INTERIOR WALL MOUNTED FIXTURE
- EXTERIOR WALL MOUNTED FIXTURE
NUMBER REFERS TO MOUNTING HEIGHT
- EMERGENCY EXIT W/LIGHTS

RCP NOTES

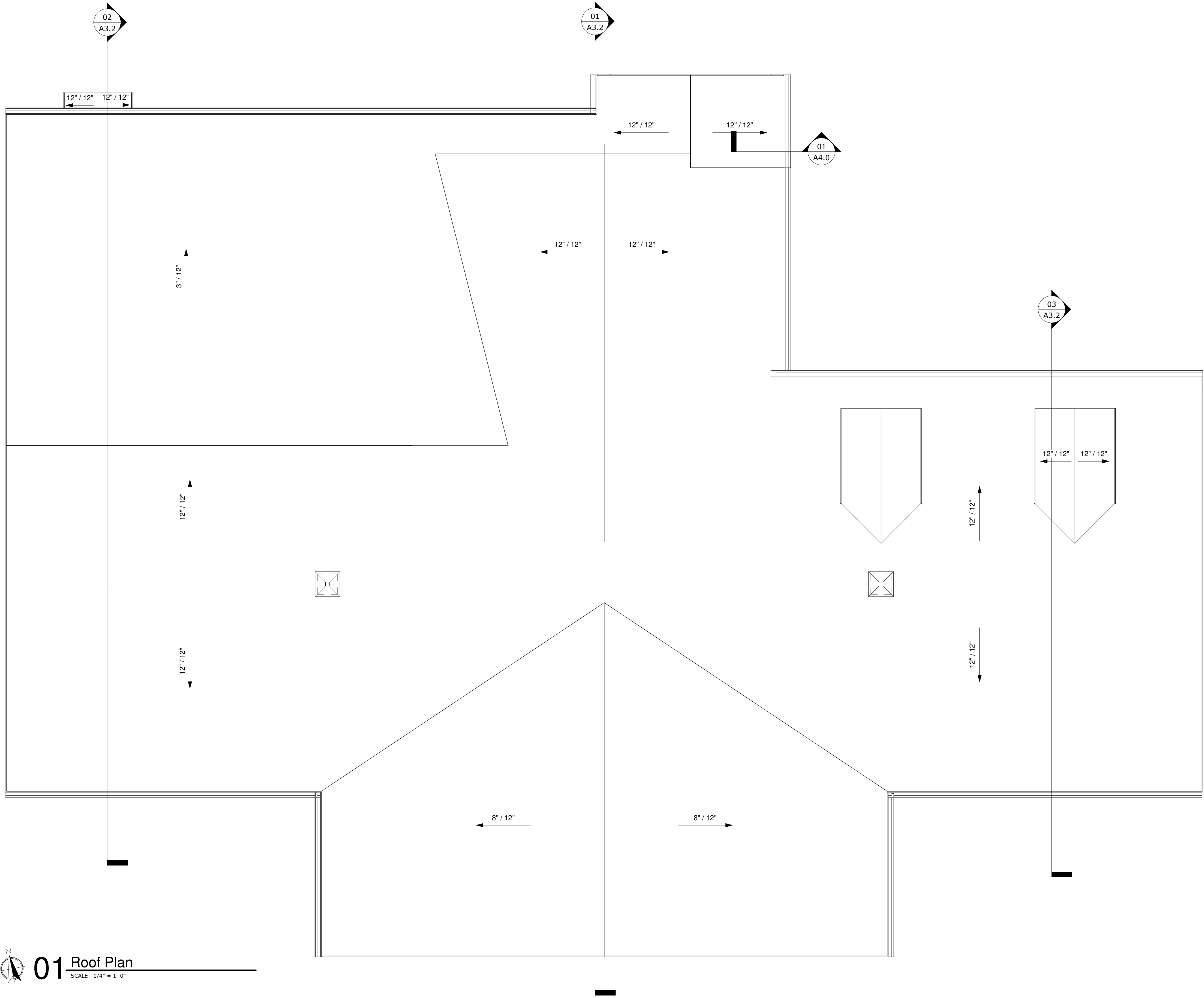
1. ALL CEILING WITH GYPSUM BOARD, ATTACHED TO
UNDERSIDE OF TRUSSES.

RCP KEYNOTES

- R1 ATTIC ACCESS HATCH 22X33
R2 ATTIC ACCESS DROP DOWN LADDER



01 REFLECTED CEILING PLAN
SCALE 1/4" = 1'-0"



01 Roof Plan
SCALE 1/4" = 1'-0"

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236 High Street
Hamilton, Ohio 45011
513-275-1740

Gantz Park RecSchool Program Center

2255 Home Road
Grove City, OH 43123

ISSUANCES

90% 1/31/24

Roof Plan

COMM NO. 202314.00
SHEET NO.

A1.7

GENERAL SIGNAGE NOTES

- 1) PROVIDE AND APPLY 6" VINYL LETTERING TO ALL EXTERIOR DOORS & ONE WINDOW IN EVERY ROOM. ALL NUMBERS TO BE READ FROM EXTERIOR. COORDINATE WITH OWNER.
- 2) SIGNAGE CONTRACTOR RESPONSIBLE FOR VERIFYING QUANTITIES.
- 3) SEE SHEET A4.2 FOR SIGNAGE DETAILS

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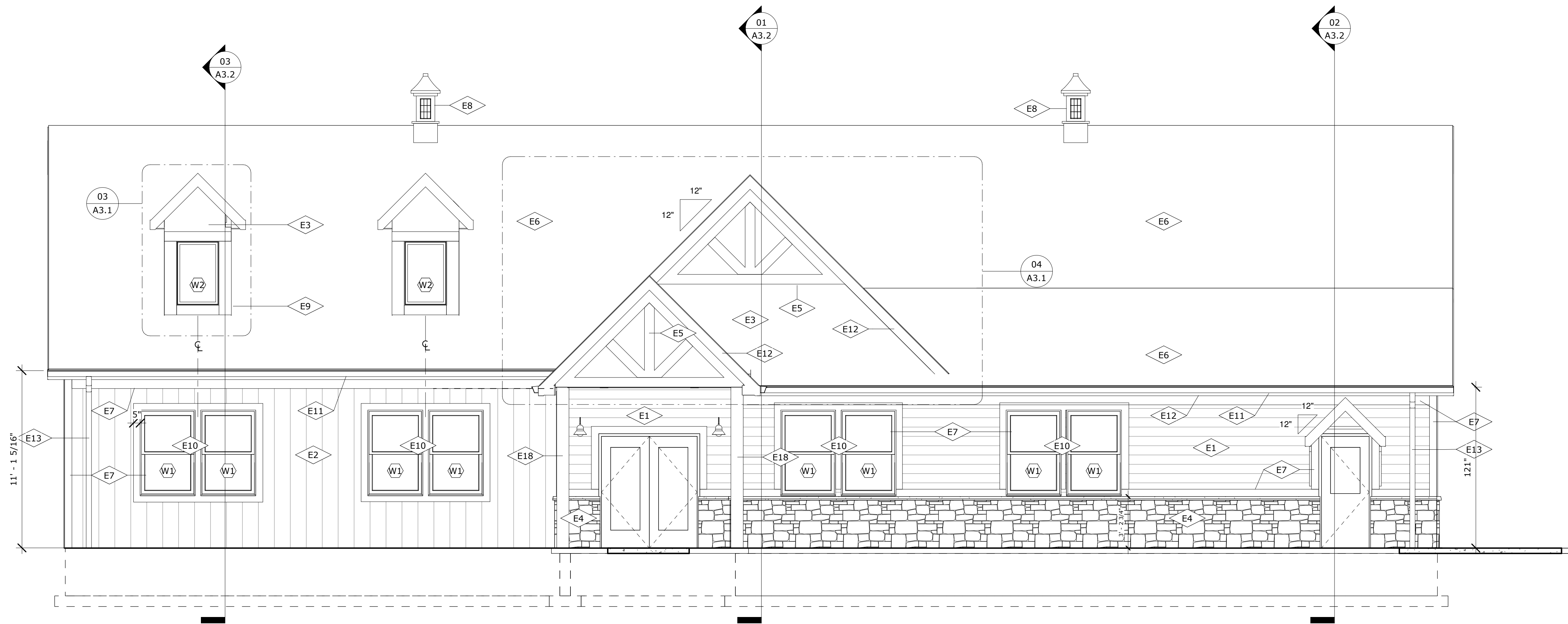
Signage Plan

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SHEET NO.

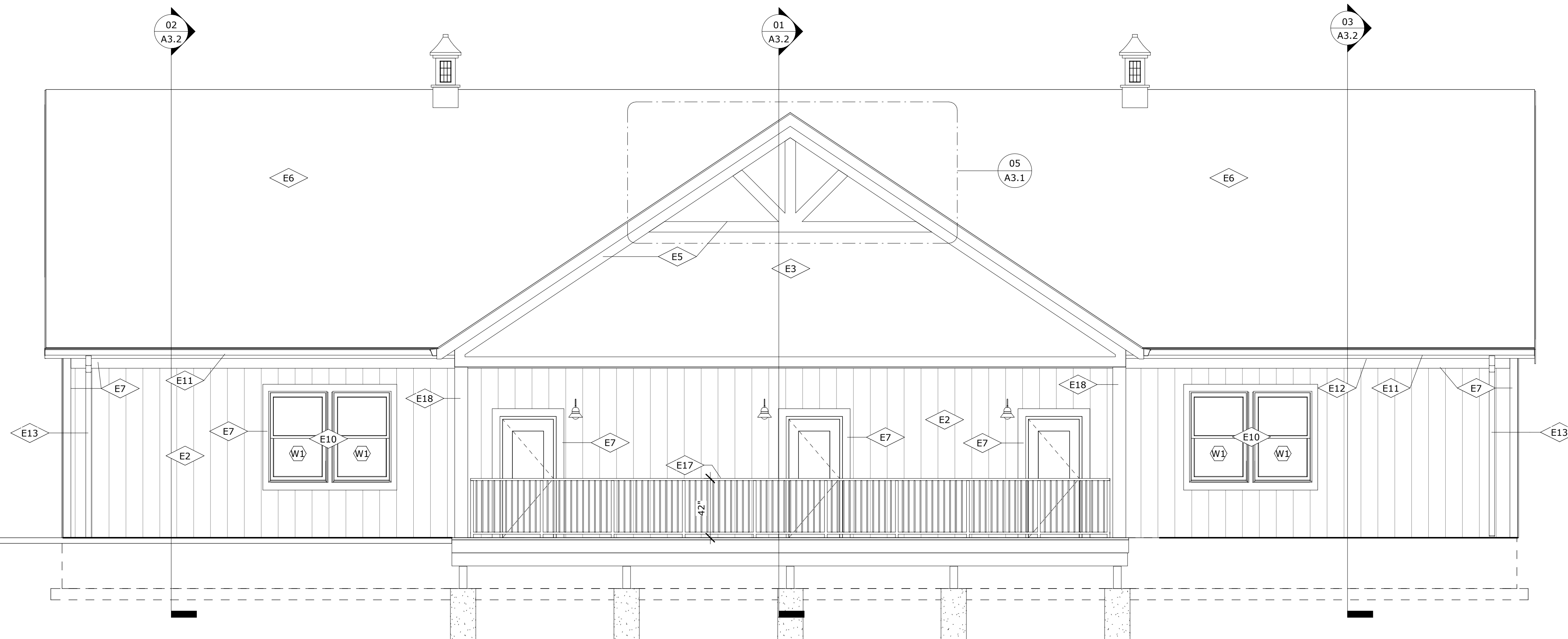
A1.8



01 SIGNAGE PLAN
SCALE 1/4" = 1'-0"



01 NORTH ELEVATION
SCALE 1/4" = 1'-0"



02 SOUTH ELEVATION
SCALE 1/4" = 1'-0"

ELEVATION KEYNOTES

E1	CEMENTITIOUS LAP SIDING
E2	BOARD AND BATTEN VERTICAL
E3	CEMENTITIOUS SIDING SOLID PANELS
E4	CULTURED STONE WITH CAP
E5	ROUGH SEWN CEDAR
E6	ASPHALT SHINGLES
E7	1X8 TRIM, PAINTED
E8	CUPOLA
E9	DORMER
E10	ALUMINUM WINDOWS
E11	GUTTER
E12	1X8 GUTTER BOARD
E13	DOWNSPOUT
E14	EXTEND ROOF SHEATHING 1 1/2" TO COVER TRIM
E15	2X4 RAFTERS @ 24" O.C.
E17	ALUMINUM GUARDRAIL
E18	ROUGH SEWN CEDAR 10X10 COLUMN

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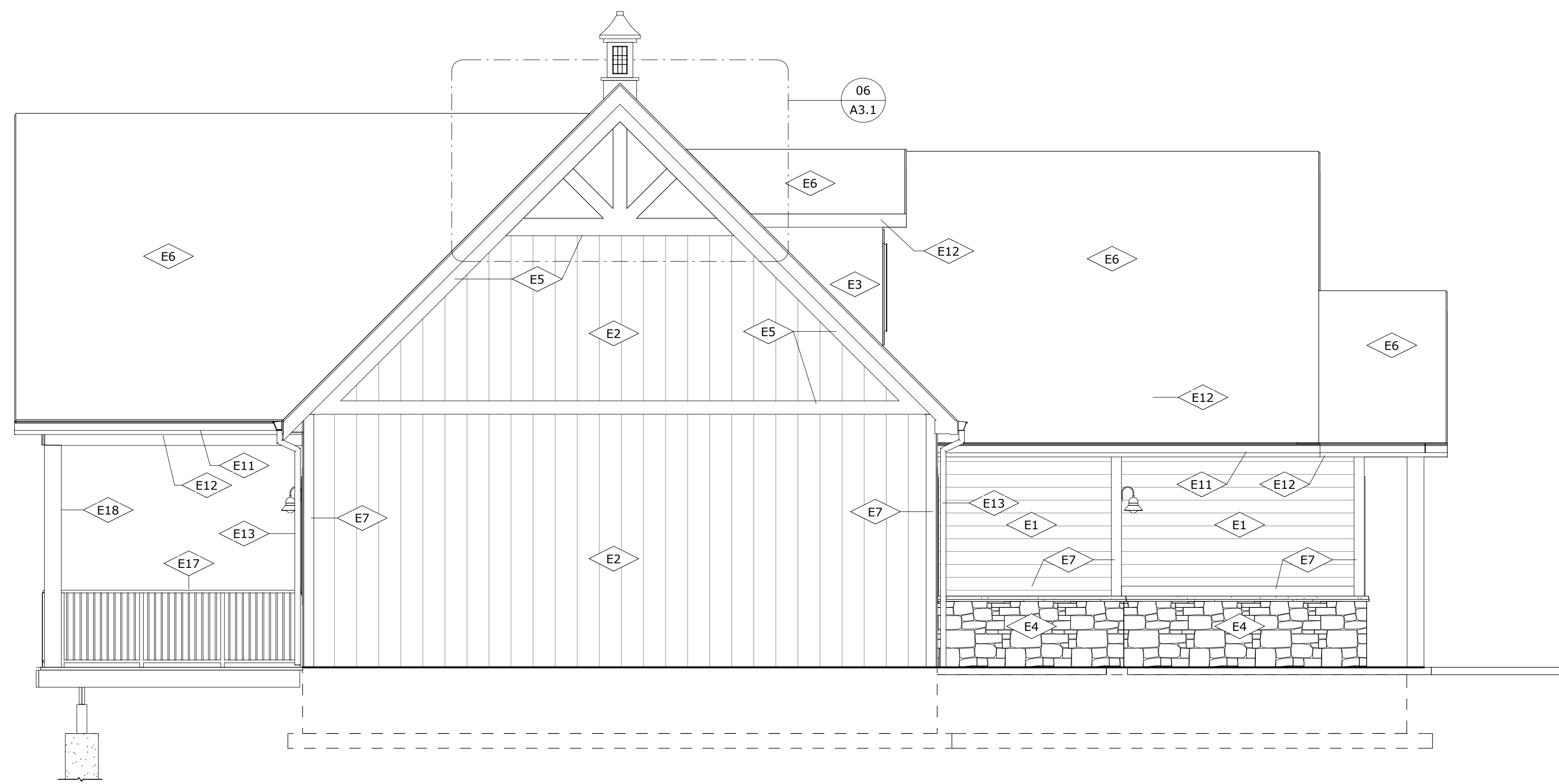
Exterior
Elevations

COMM NO. 202314.00

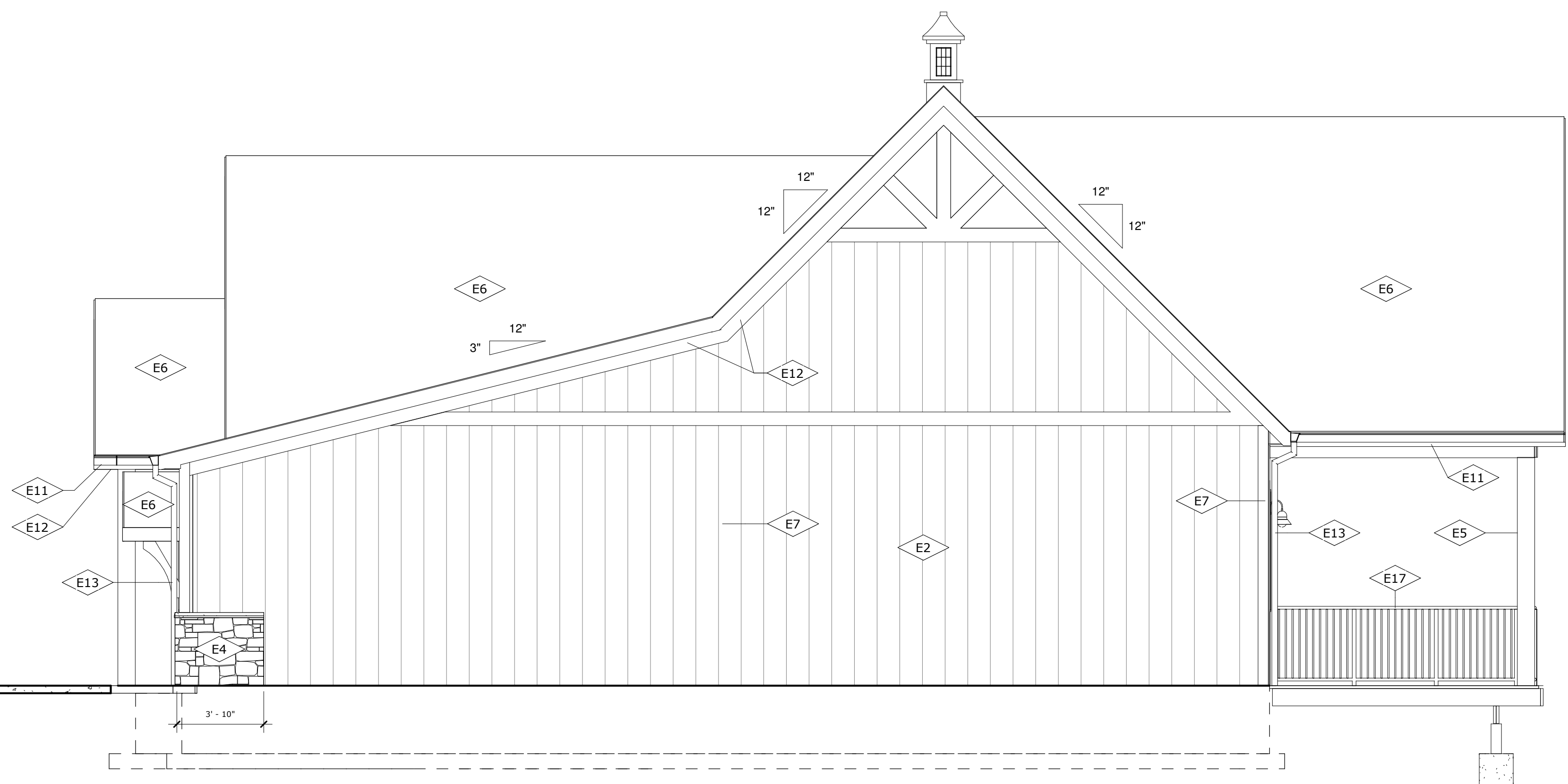
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A3.0

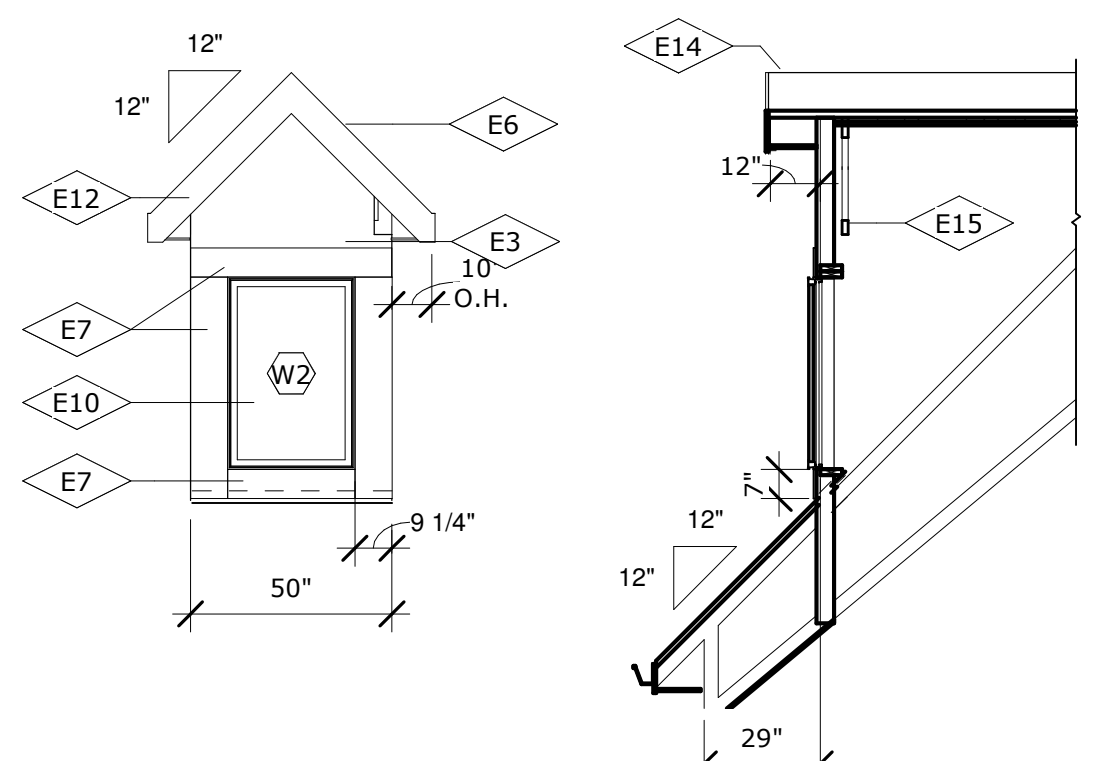
PRELIMINARY
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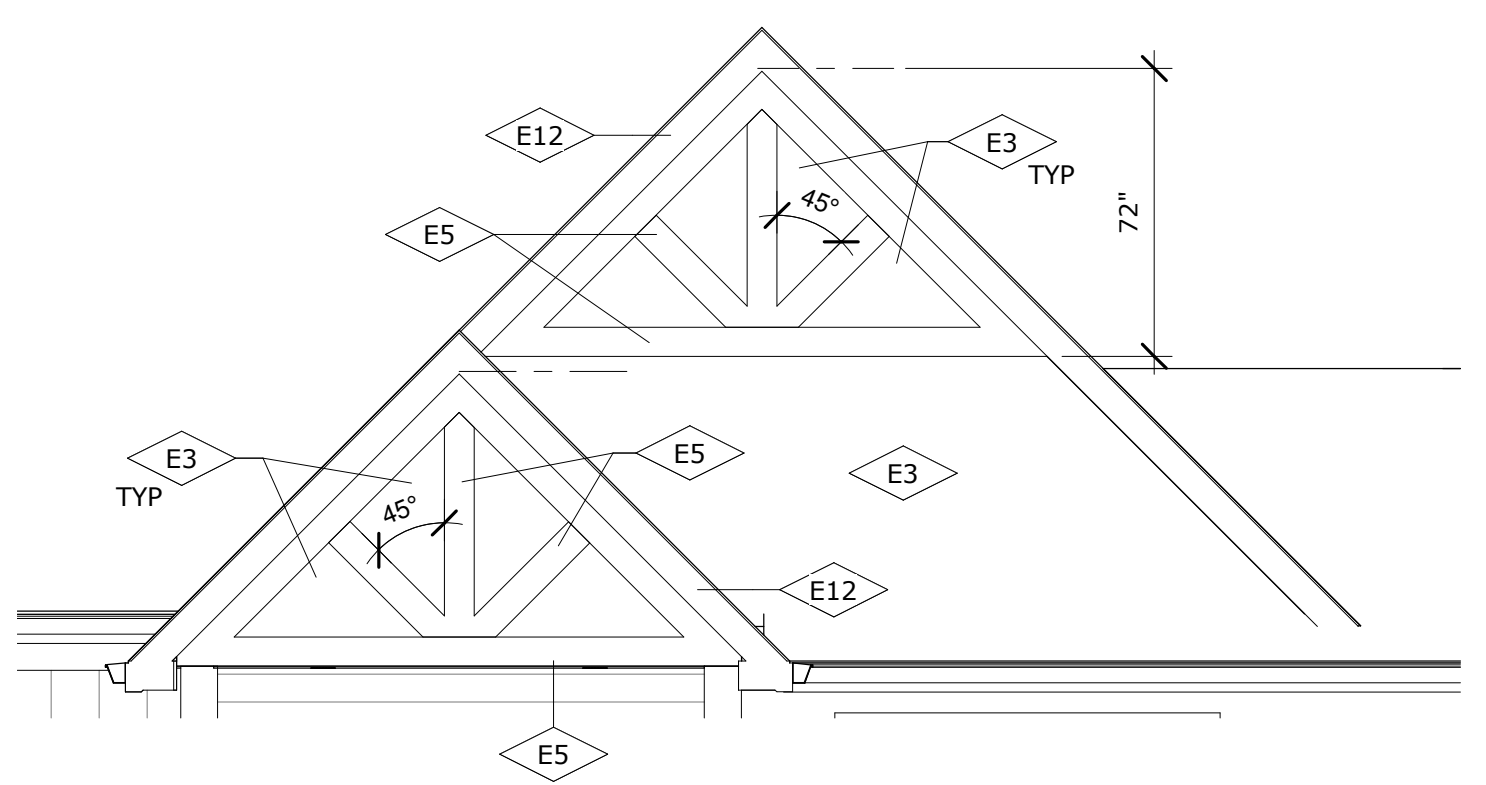
01 EAST ELEVATION
SCALE 1/4" = 1'-0"



02 WEST ELEVATION
SCALE 1/4" = 1'-0"

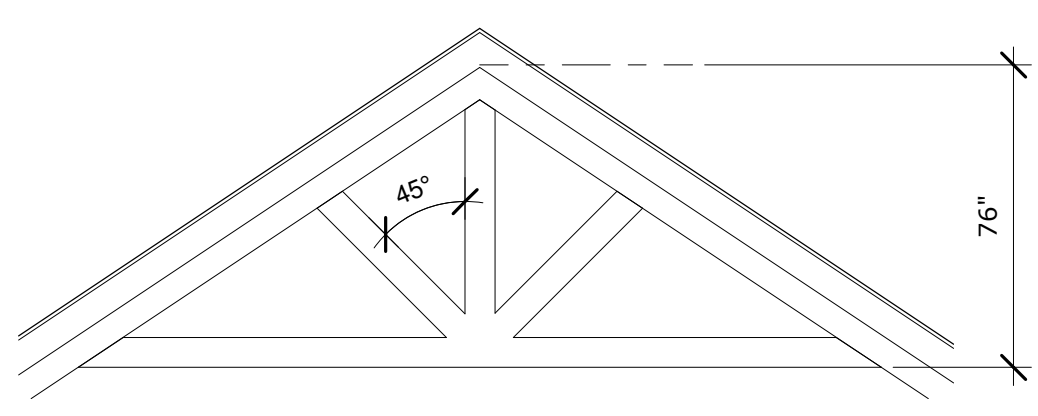


03 DETAIL - DORMER WINDOW
SCALE 1/4" = 1'-0"

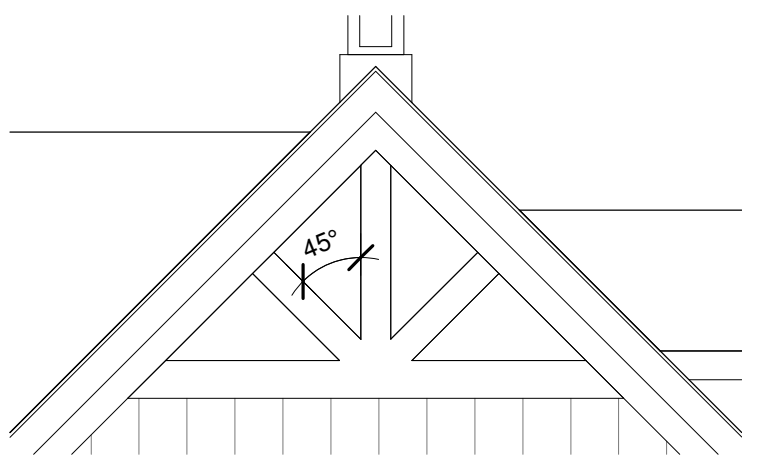


04 Gable Detail
SCALE 1/4" = 1'-0"

COORDINATE
DETAILS



05 Gable Detail
SCALE 1/4" = 1'-0"



06 Gable Detail
SCALE 1/4" = 1'-0"

ELEVATION KEYNOTES

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- E2 BOARD AND BATTEN VERTICAL
- E3 CEMENTITIOUS SIDING SOLID PANELS
- E4 CULTURED STONE WITH CAP
- E5 ROUGH SEWN CEDAR
- E6 ASPHALT SHINGLES
- E7 1X8 TRIM, PAINTED
- E8 CUPOLA
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Exterior
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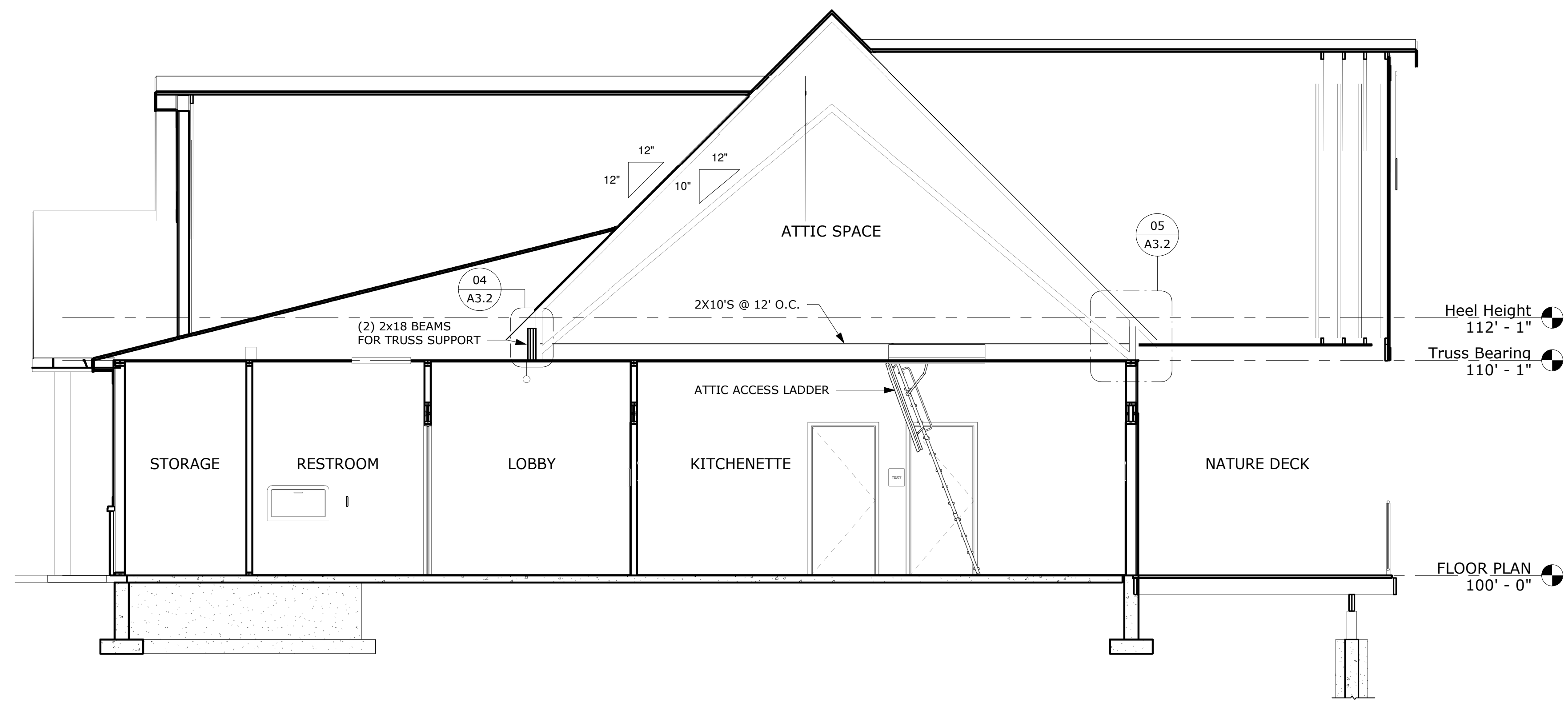
2255 Home Road
Grove City, OH 43123

ISSUANCES

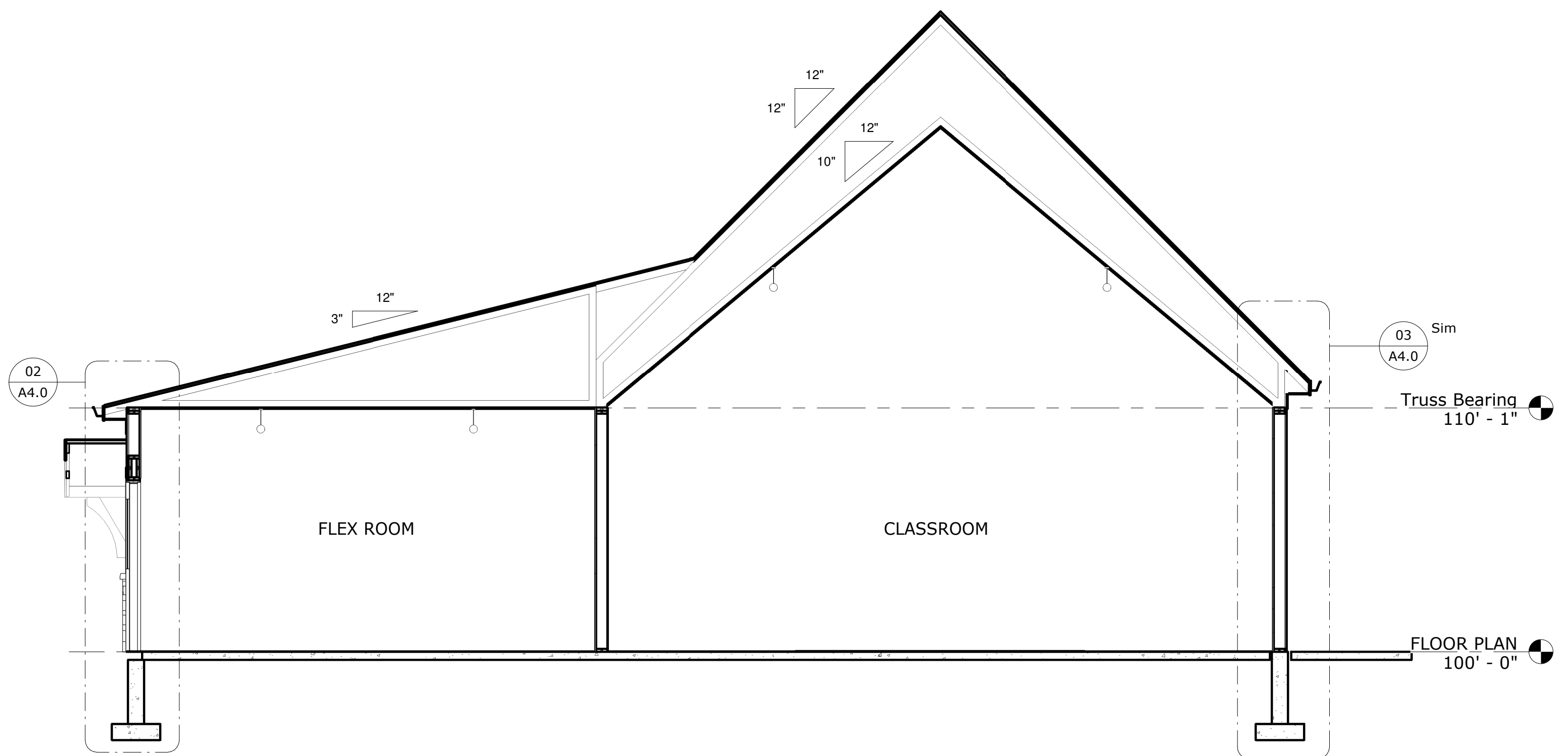
90%	1/31/24
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**Building
Sections**

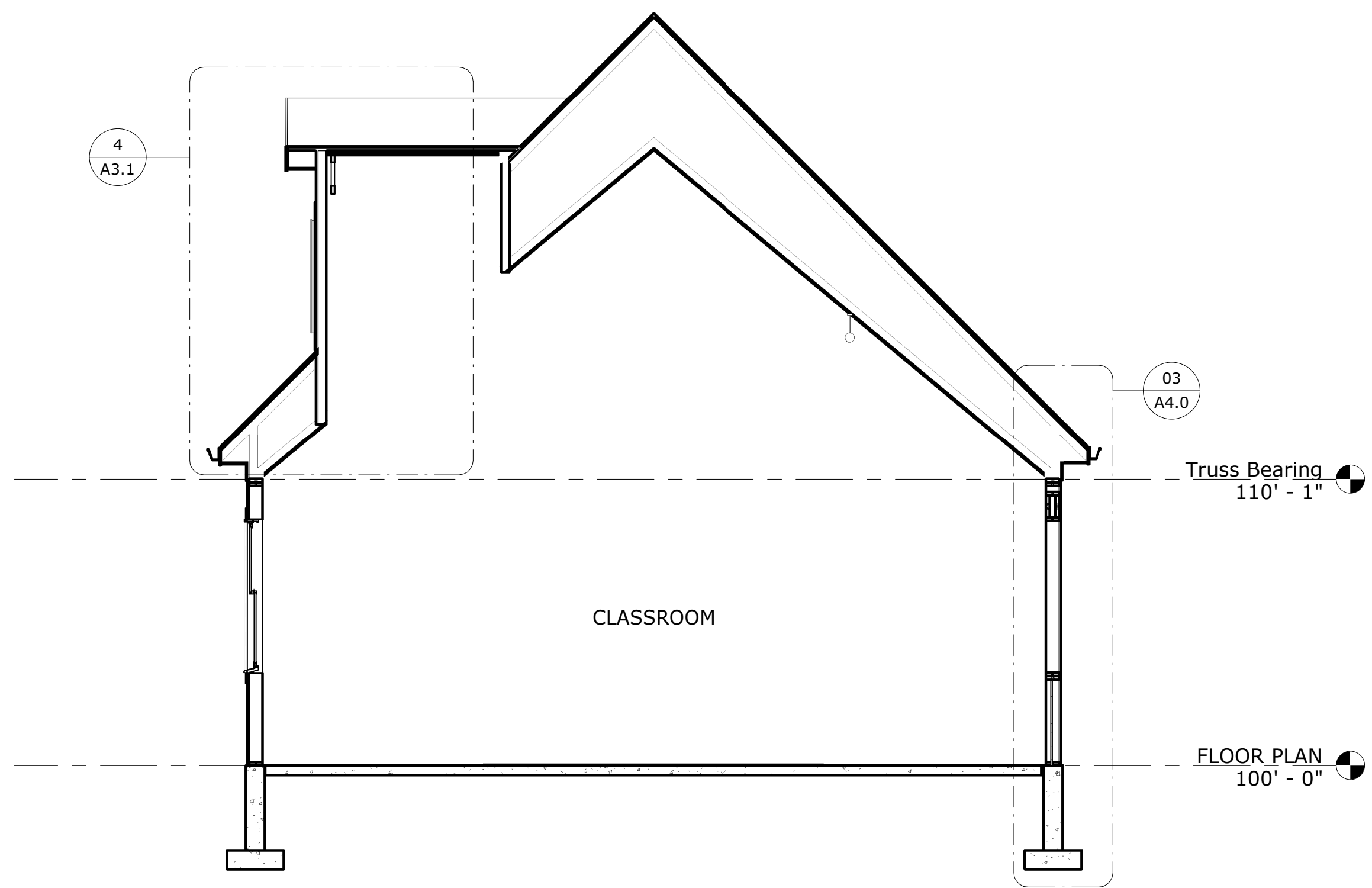
COMM NO. 202314.00
SHEET NO.
A3.2



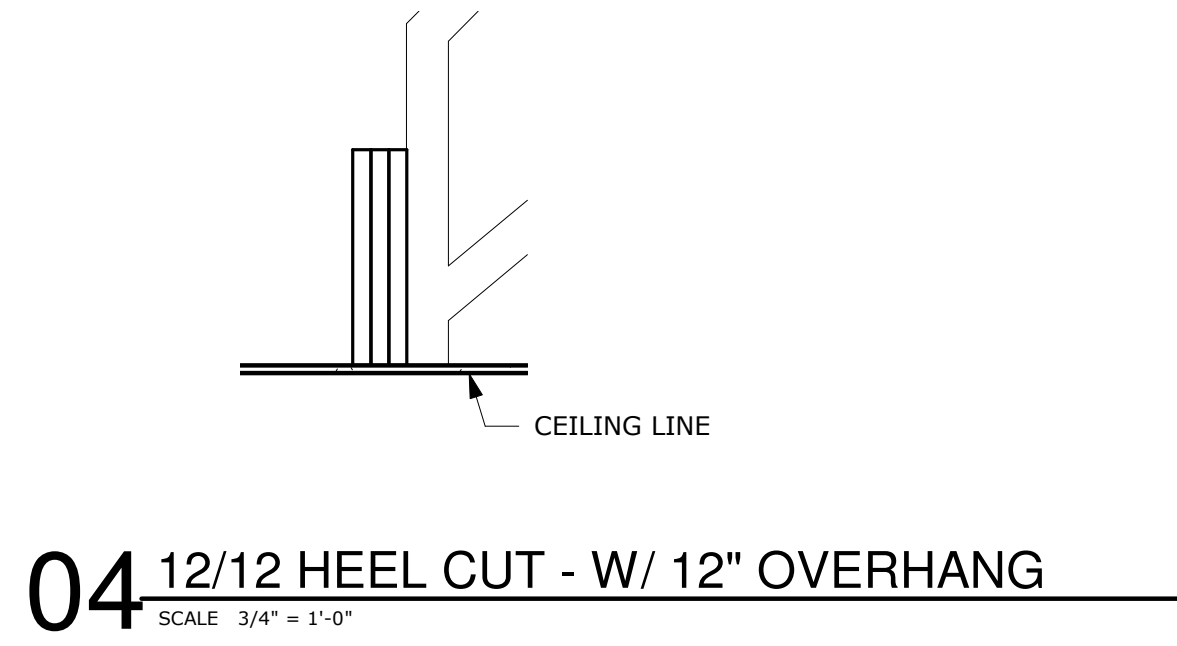
01 BUILDING SECTION
SCALE: 1/4" = 1'-0"



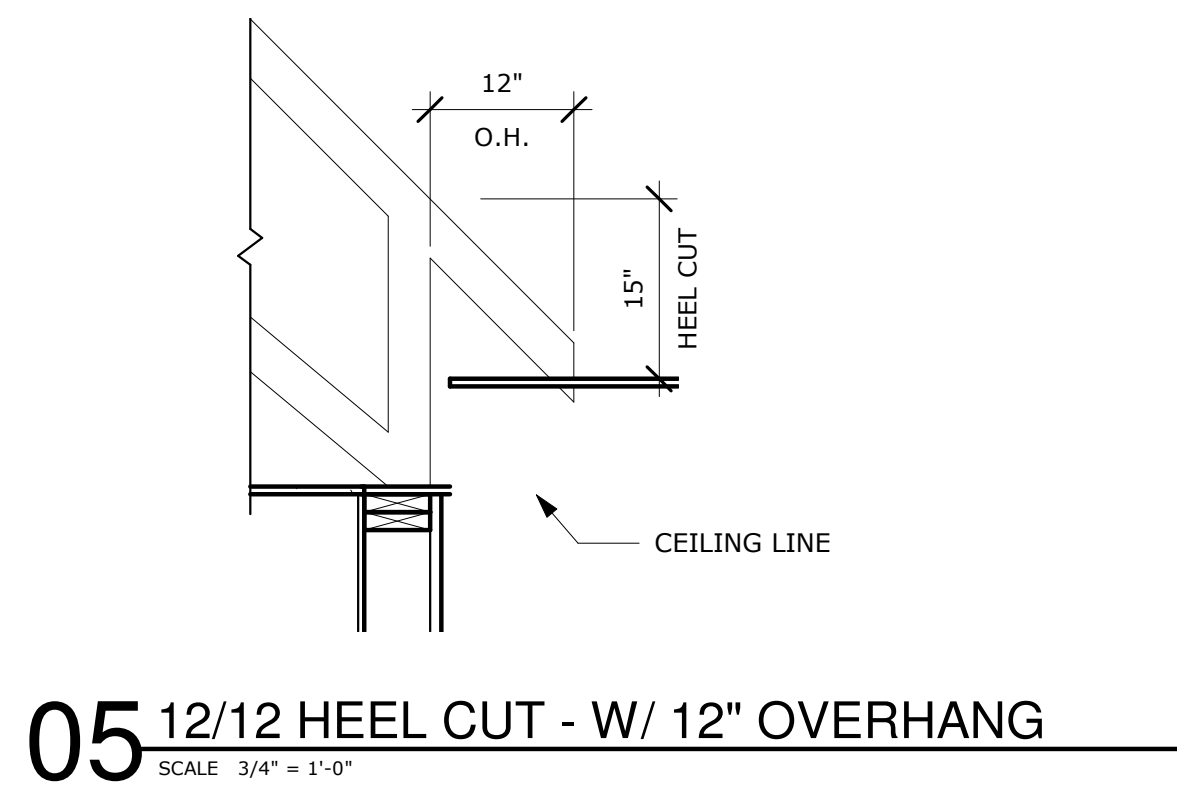
02 BUILDING SECTION
SCALE: 1/4" = 1'-0"



03 BUILDING SECTION
SCALE: 1/4" = 1'-0"

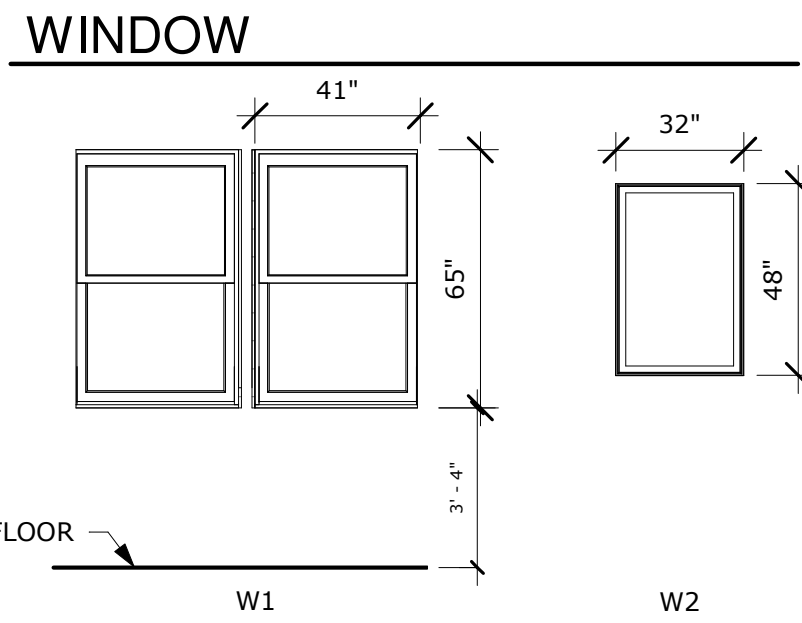
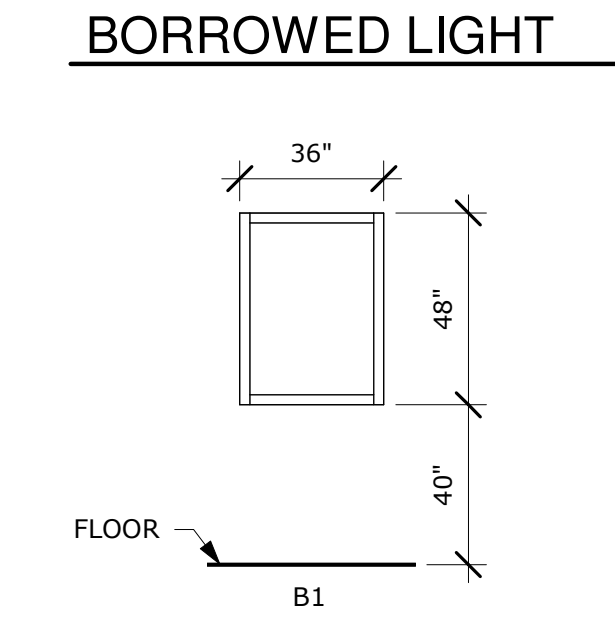
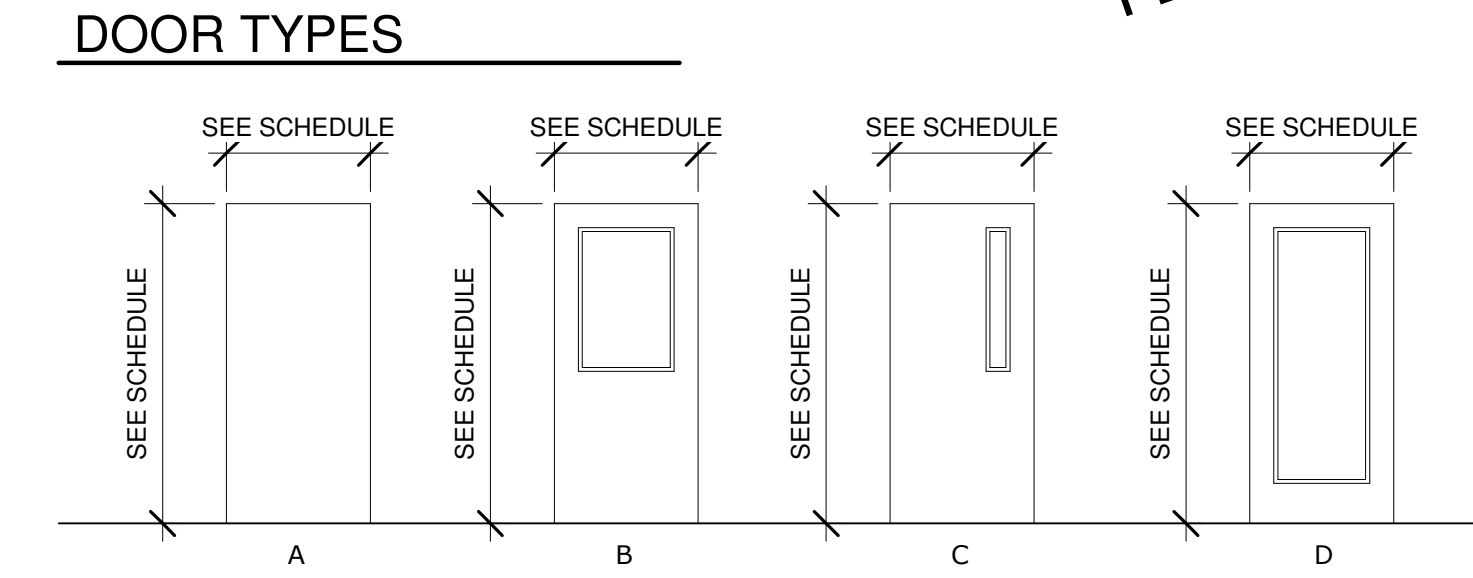
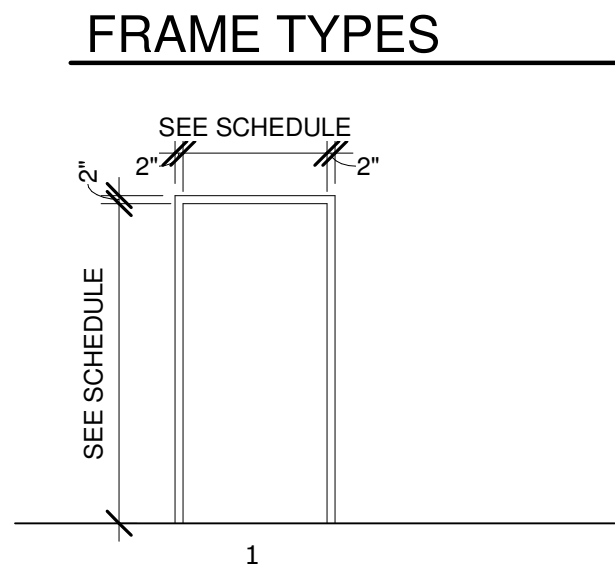


04 12/12 HEEL CUT - W/ 12" OVERHANG
SCALE: 3/4" = 1'-0"

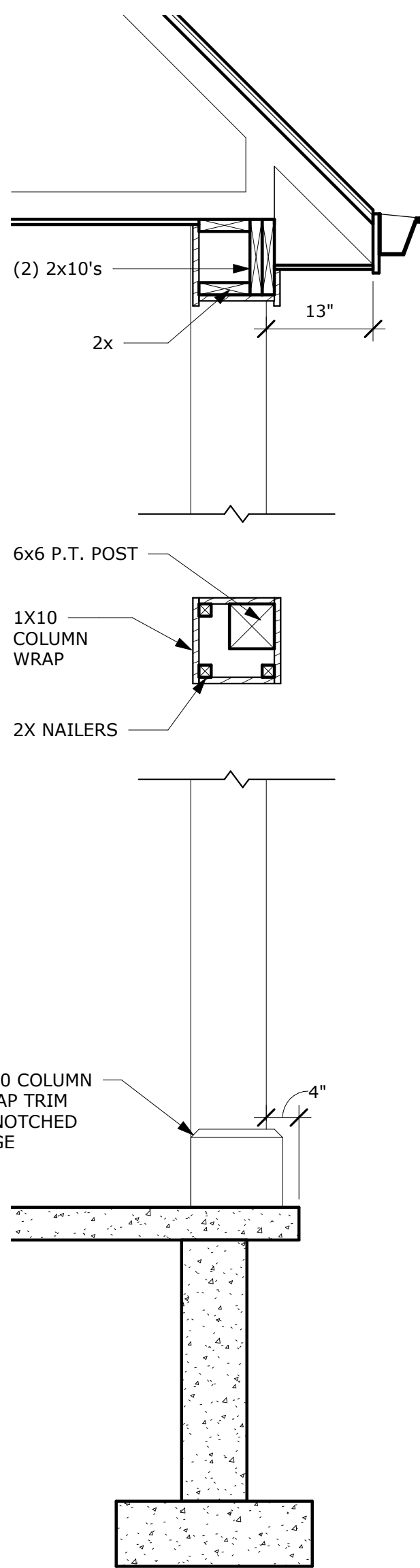


05 12/12 HEEL CUT - W/ 12" OVERHANG
SCALE: 3/4" = 1'-0"

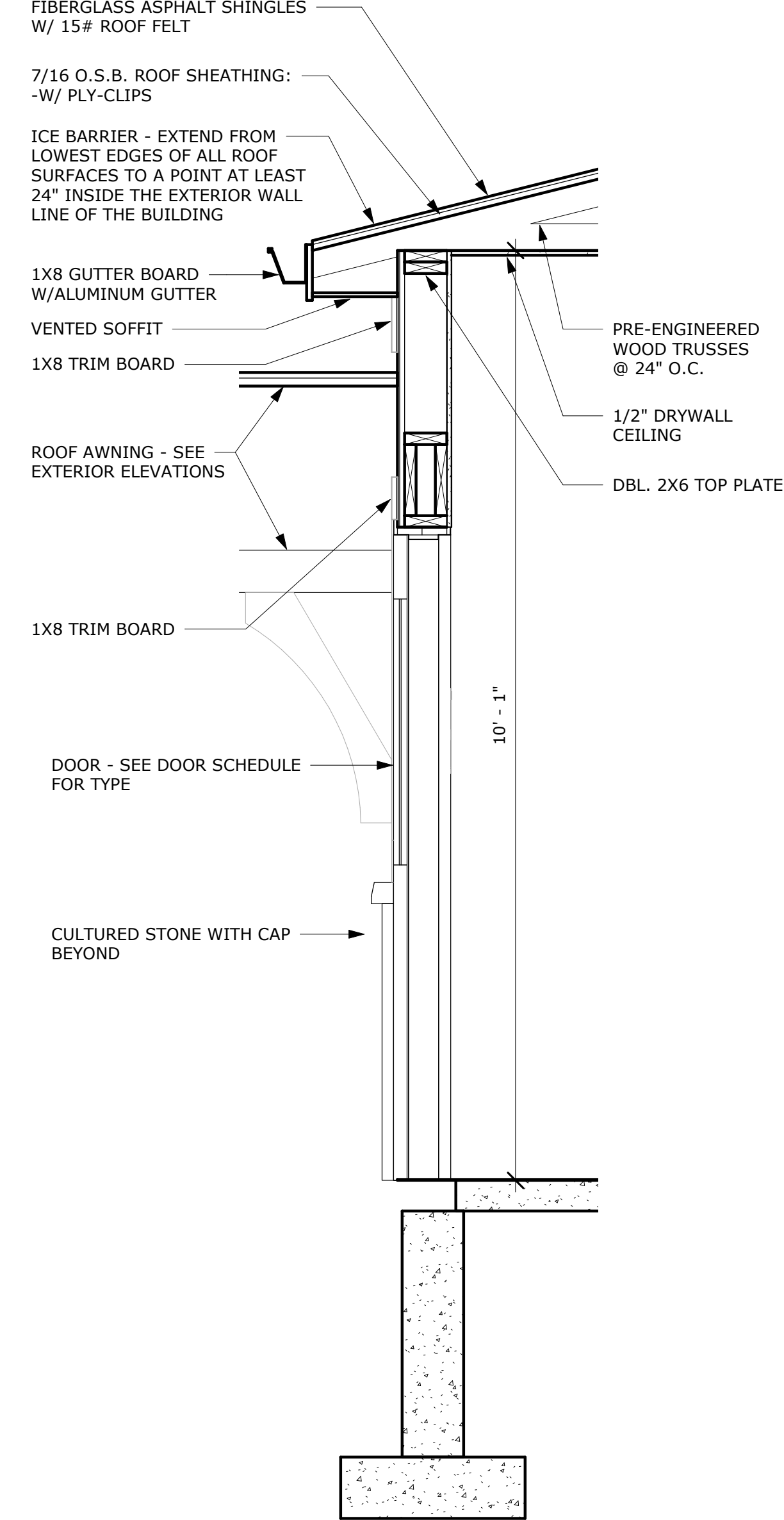
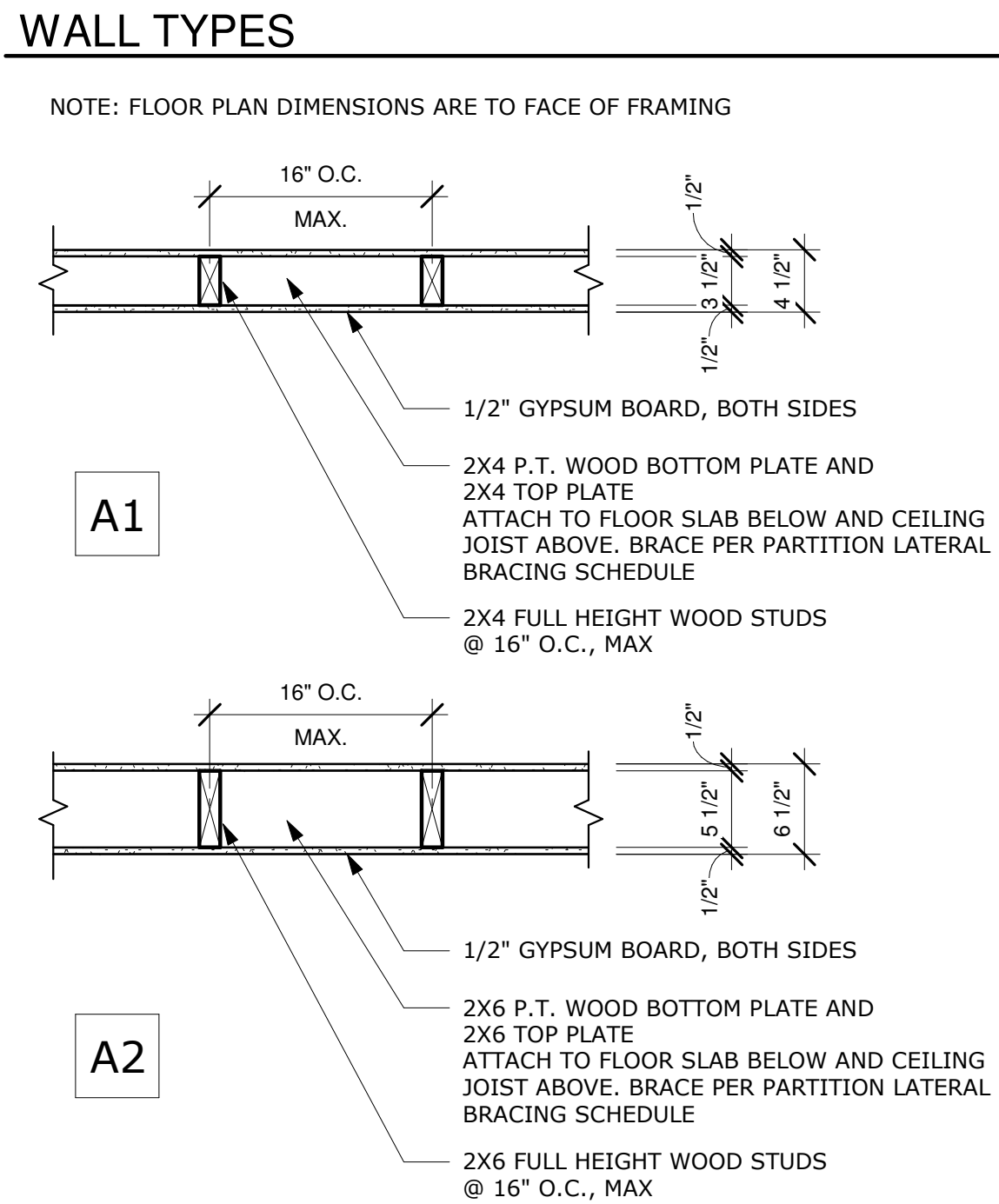
DOOR SCHEDULE										
DOOR						FRAME		HARDWARE		
DOOR NO.	WIDTH	HEIGHT	THK	TYPE	FINISH	TYPE	MATERIAL	STYLE	FINISH	
100	6' - 0"	7' - 0"	1 3/4"	D	HM	1	HM	(none)		
101	3' - 0"	7' - 0"	1 3/4"	B	WD	1	HM	(none)		
101A	3' - 0"	7' - 0"	1 3/4"	B		1	HM	(none)		
101B	3' - 0"	7' - 0"	1 3/4"	A	WD	1	HM	(none)		
102A	3' - 0"	7' - 0"	1 3/4"	B		1	HM	(none)		
102B	3' - 0"	7' - 0"	1 3/4"	A	WD	1	HM	(none)		
103	3' - 0"	7' - 0"	1 3/4"	B	WD	1	HM	(none)		
104	3' - 0"	7' - 0"	1 3/4"	A	WD	1	HM	(none)		
105	3' - 0"	7' - 0"	1 3/4"	A		1	HM	(none)		
106	3' - 0"	7' - 0"	1 3/4"	A		1	HM	(none)		
107	3' - 0"	7' - 0"	1 3/4"	B	WD	1	HM	(none)		
107A	3' - 0"	7' - 0"	1 3/4"	A	WD	1	HM	(none)		
108	3' - 0"	7' - 0"	1 3/4"	B	WD	1	HM	(none)		
108A	3' - 0"	7' - 0"	1 3/4"	B		1	HM	(none)		
109	3' - 0"	7' - 0"	1 3/4"	B	WD	1	HM	(none)		
109	3' - 0"	7' - 0"	1 3/4"	A	WD	1	HM	(none)		
110	3' - 0"	7' - 0"	1 3/4"	A	WD	1	HM	(none)		
112A	3' - 0"	7' - 0"	1 3/4"	B		1	HM	(none)		



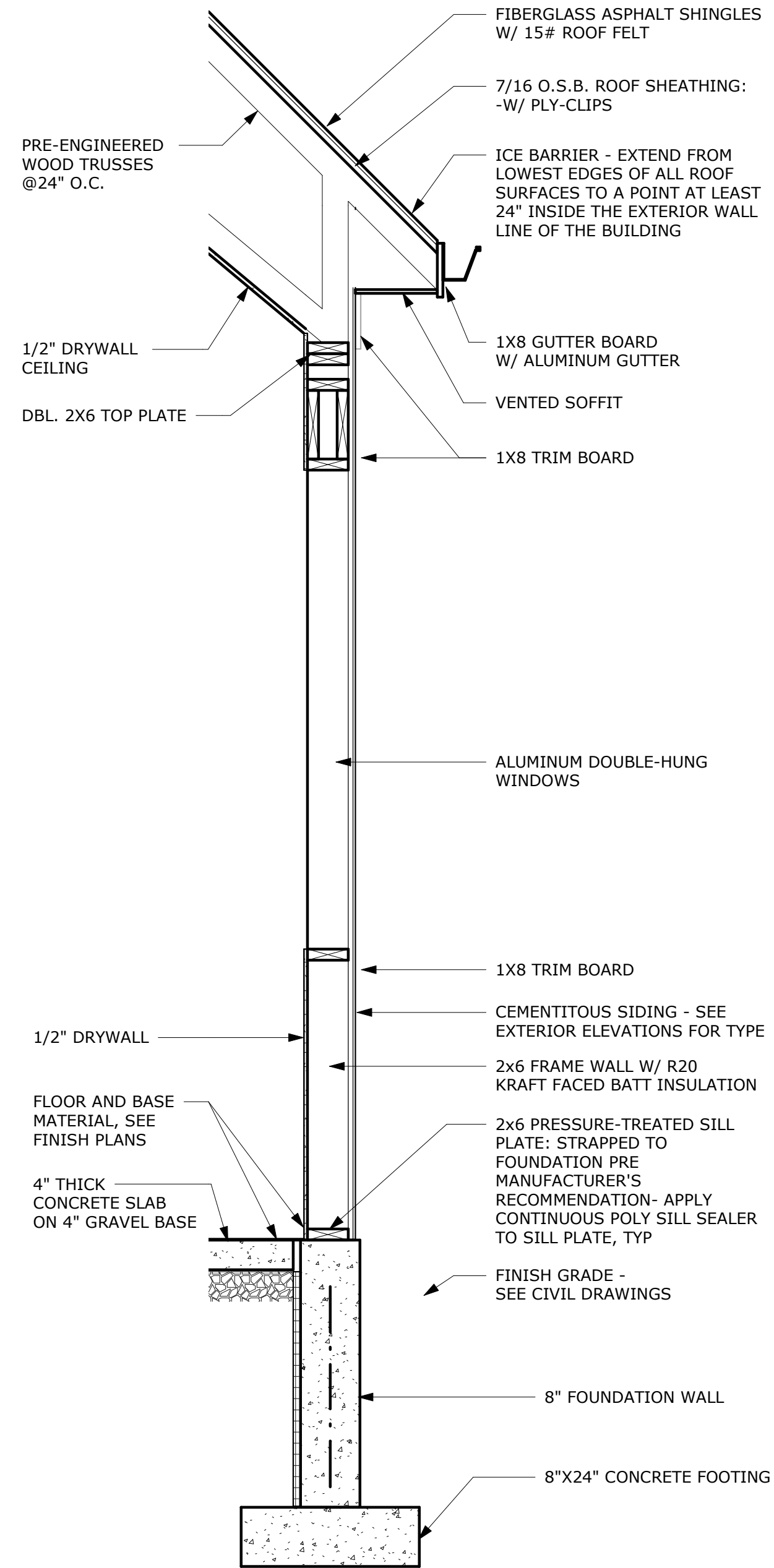
FILL IN DOOR FINISHES



01 WALL SECTION
SCALE 3/4" = 1'-0"



02 WALL SECTION
SCALE 3/4" = 1'-0"



03 WALL SECTION
SCALE 3/4" = 1'-0"

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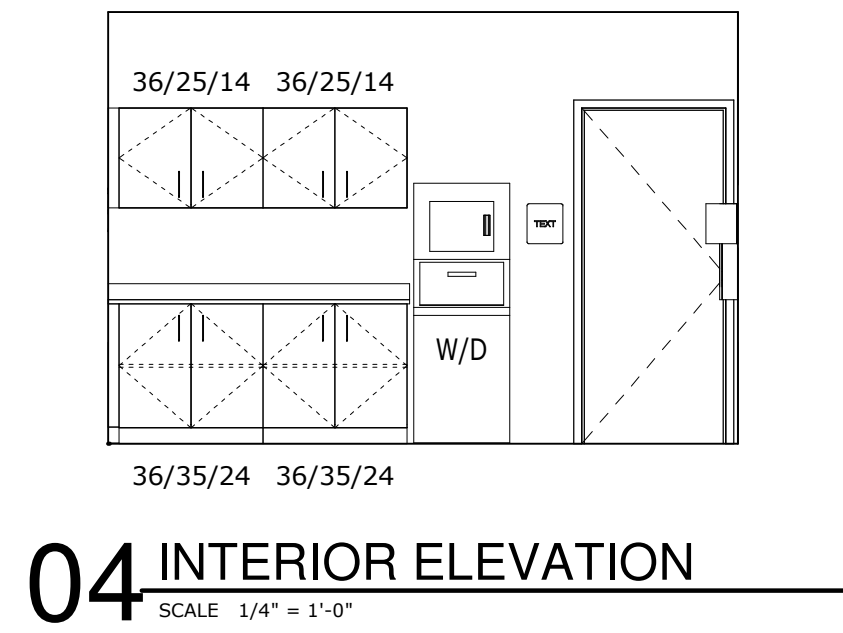
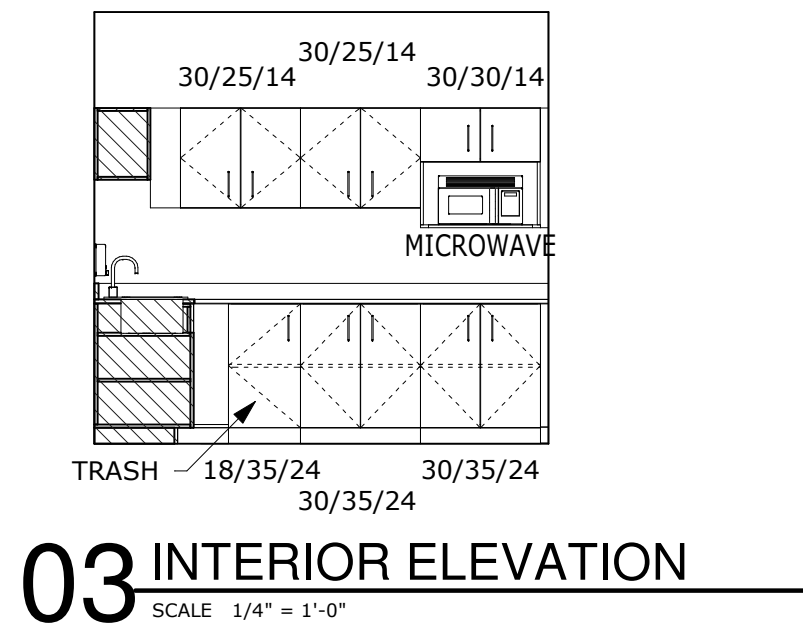
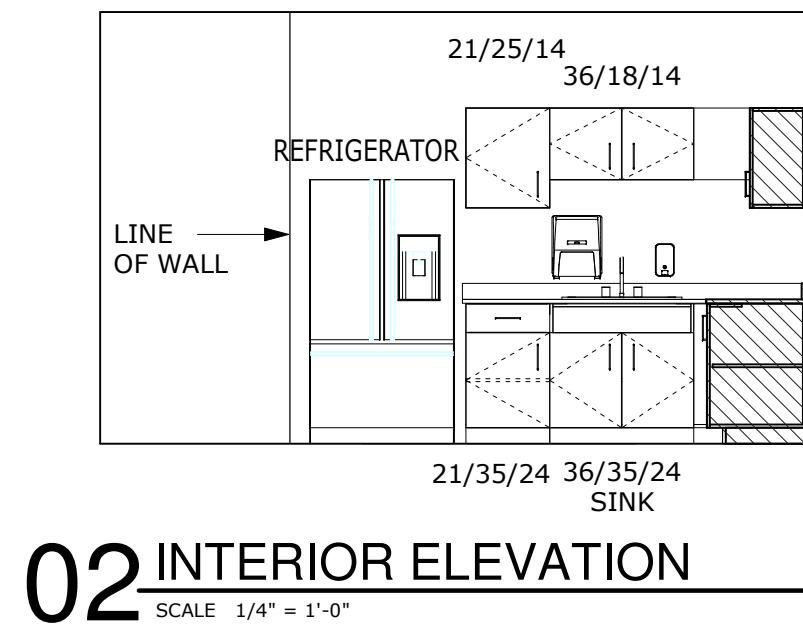
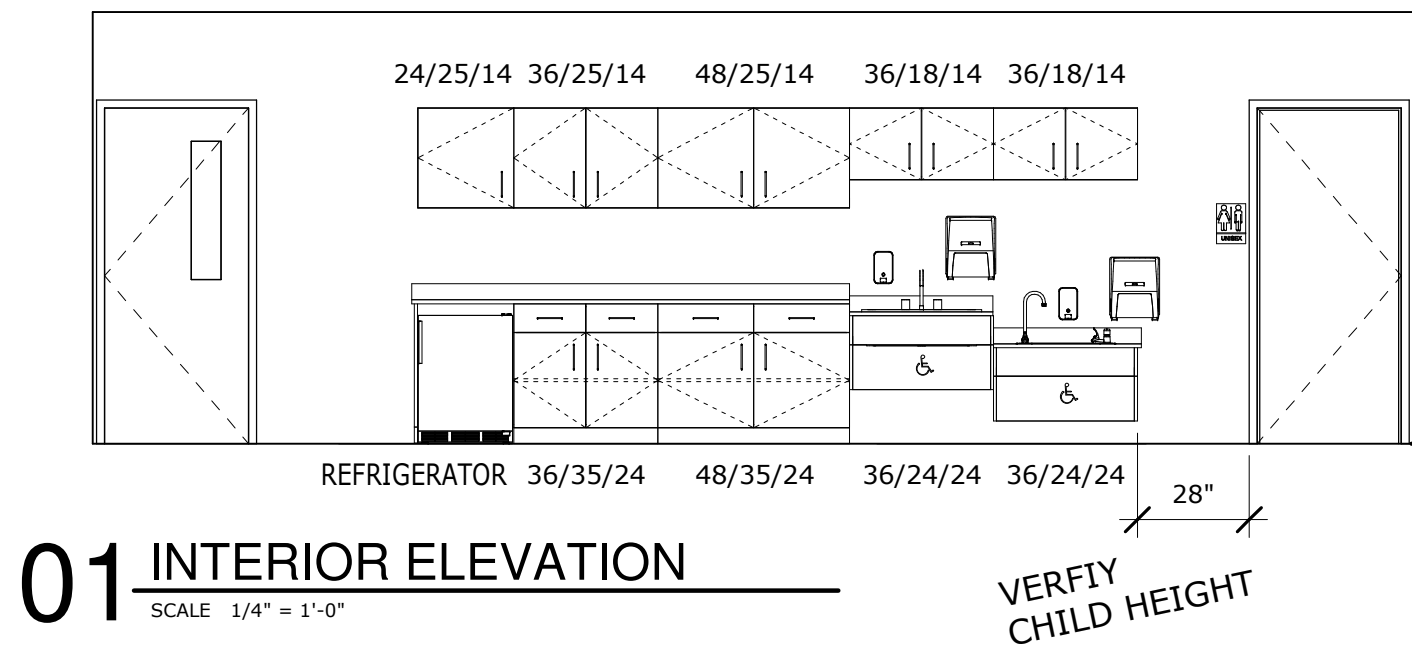
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Details

COMM NO. 202314.00
SHEET NO.
A4.0



KEY TO CASEWORK NUMBERS

36/35/24
WIDTH/HEIGHT/DEPTH
(NOMINAL DIMENSIONS BASED ON CABINET WITH COUNTERTOP)

GENERAL ELEVATION NOTES

APPLICABLE TO ALL ELEVATION SHEETS

- WHERE ROOMS RECEIVE FIXED CASEWORK, PROVIDE WALL BASE ON ALL SUCH ITEMS UNLESS NOTED OTHERWISE - REFER TO FLOOR FINISH PLAN.
- ALL EXPOSED TO VIEW SURFACES SHALL RECEIVE HIGH PRESSURE PLASTIC LAMINATE UNLESS OTHERWISE NOTED. EASE ALL EDGES.
- PROVIDE GROMMETS AS NOTED - COORDINATE IN FIELD WITH ARCHITECT.
- COORDINATE ALL CASEWORK WITH PLUMBING AND ELECTRICAL DRAWINGS. MEPT DEVICES ARE SHOWN FOR REFERENCE ONLY - REFER TO MEPT SHEETS FOR MORE INFORMATION.
- WHEN SOAP & PAPER TOWEL DISPENSER IS SHOWN MOUNTED TO SIDE OF CASEWORK BOLT THROUGH FINISHED END PANEL.
- CASEWORK FILLER REQUIRED AT ALL MANUFACTURED CASEWORK.
- VERTICAL CASEWORK SURFACES TO RECEIVE PL-1; HORIZONTAL CASEWORK SURFACES TO RECEIVE PL-2.
- CONFIRM SIZE OF ALL APPLIANCES PRIOR TO FABRICATION OF CASEWORK. APPLIANCES BY OTHERS.
- SOAP AND PAPER TOWEL DISPENSERS PROVIDED BY OWNER, SHOWN FOR COORDINATION.
- AT COUNTERTOPS, PROVIDE SIDE SPLASHES AT ADJACENT WALLS AND TALL CABINETS.
- OFFICE COPIERS AND PRINTERS BY OWNER, SHOWN FOR COORDINATION.
- WHEN A PIECE OF CASEWORK IS LOCATED ON A CORNER, PROVIDE CHAIN STOPS FOR ALL CORNER DOORS.

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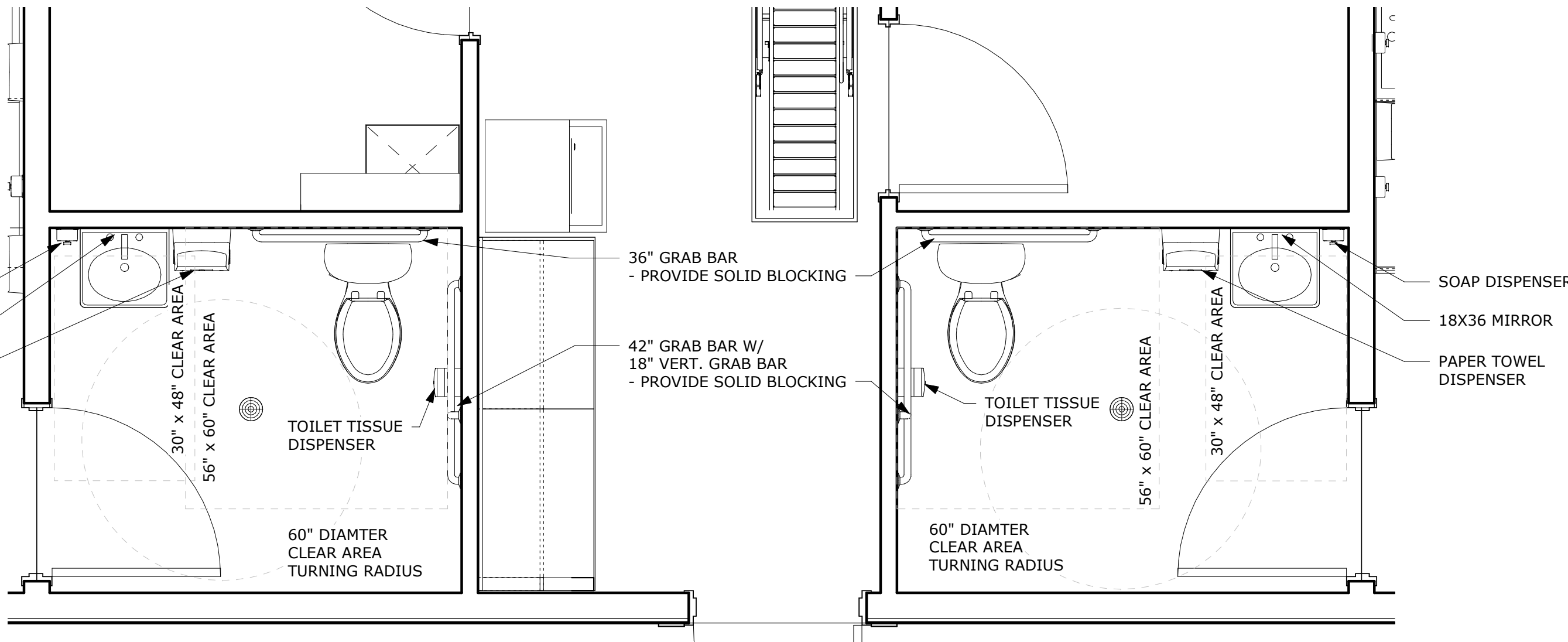
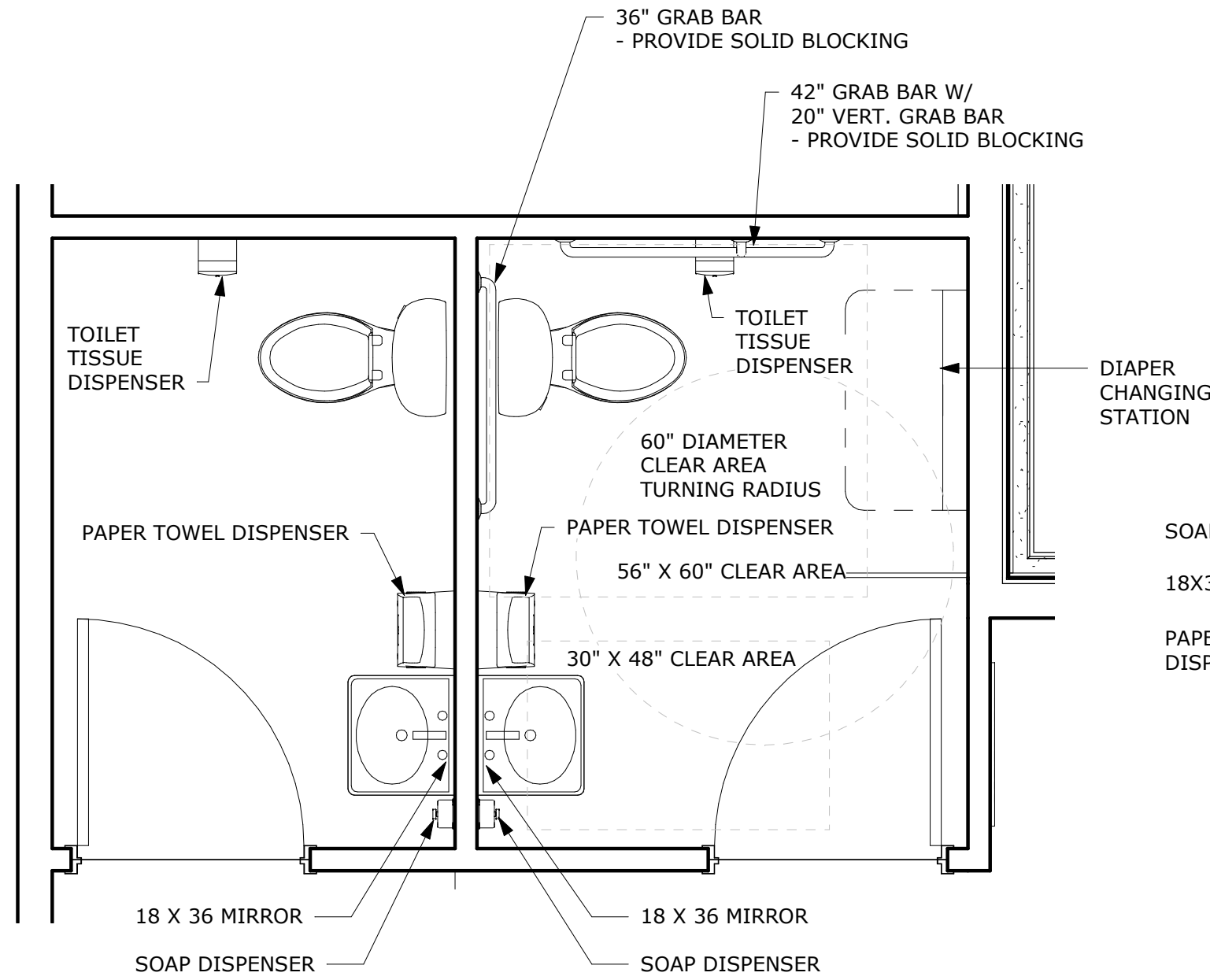
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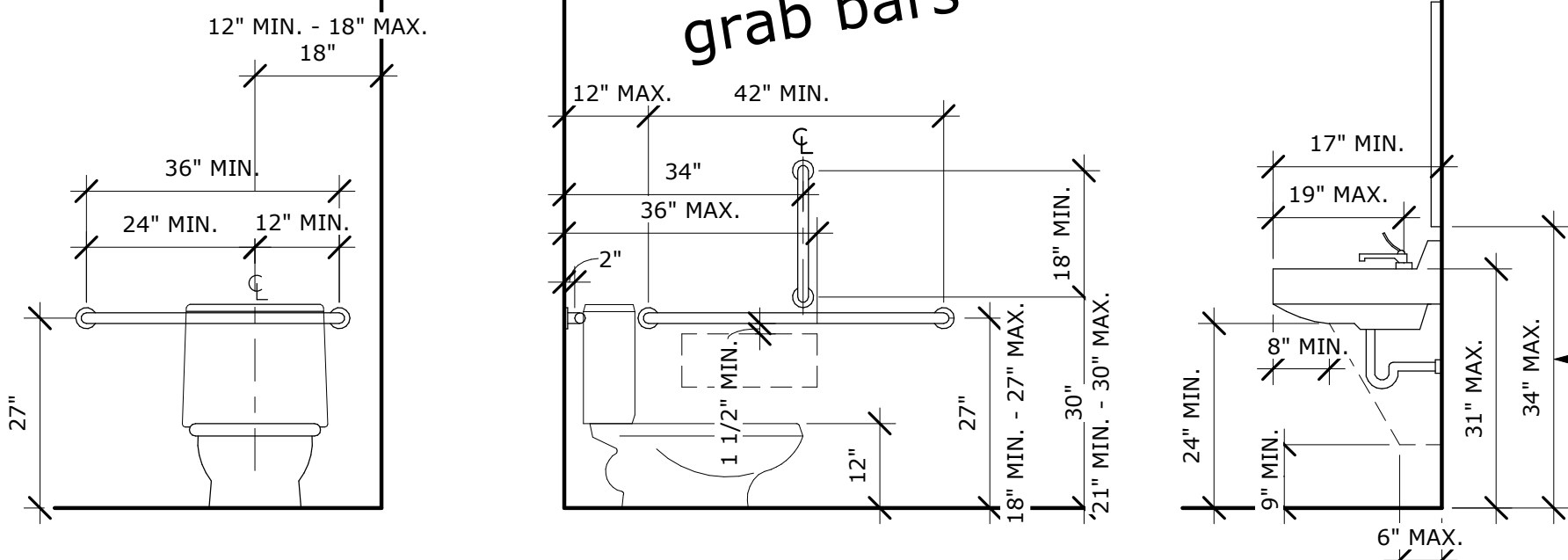
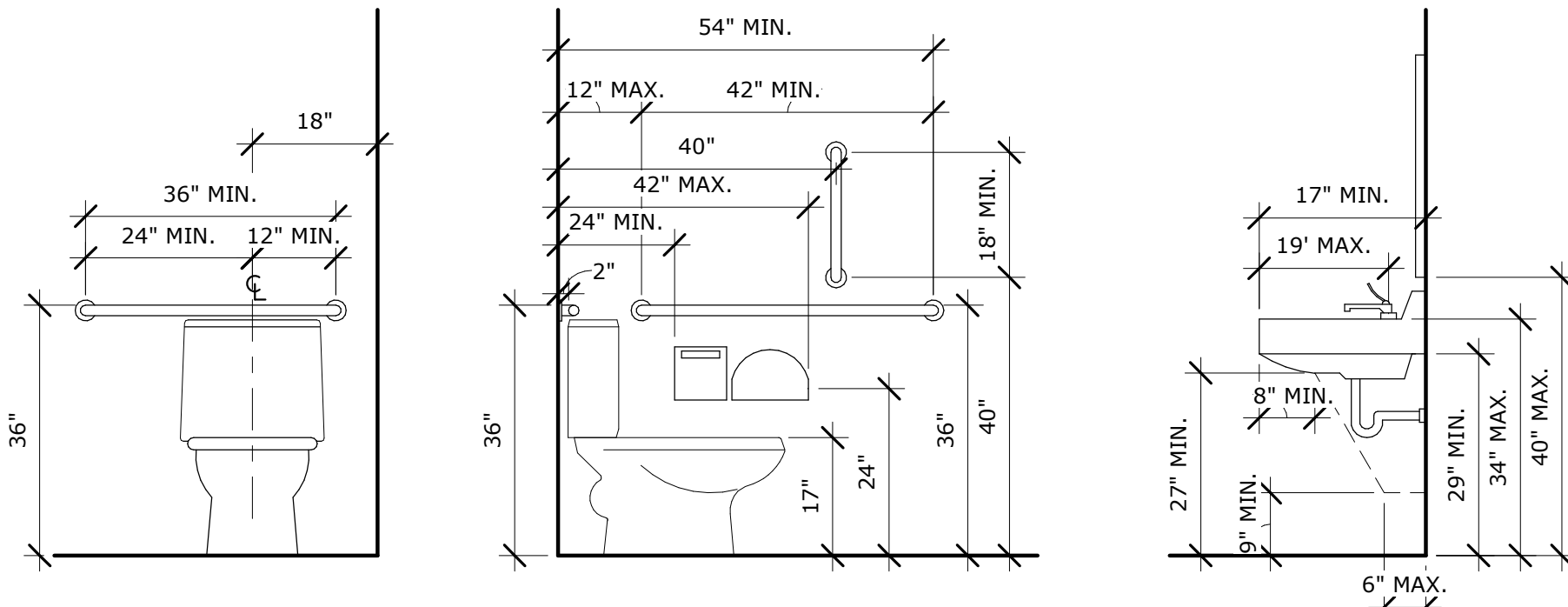


ACCESSIBLE ELEMENTS NOTES

- ACCESSIBLE RESTROOM FIXTURES AND FITTINGS:
MANUFACTURER AND MODEL SHALL BE AS NOTED OR AN APPROVED ALTERNATE (per ADA ACCESSIBILITY GUIDELINES).
- ACCESSIBLE TOILET:
STERLING ACCESSIBLE TOILET "WINDHAM", # 402315, WHITE w/CHROME LEVER
 - LAVATORY:
- KOHLER "BRENHAM" # K-1999 WALL MOUNTED LAVATORY, w/ K-1998 SHROUD
 - ACCESSIBLE WATER FOUNTAIN:
- OASIS P8AC "BARRIER-FREE" ACCESSIBLE WALL MOUNT WATER COOLER - NOT REQUIRED
 - LAVATORY FAUCETS:
- DELTA # 501 FAUCET w/ R73040 1-1/4"OPEN GRID STRAINER
- EXPOSED PIPES AND SURFACES:
HOT WATER AND DRAIN PIPES SHALL BE INSULATED OR OTHERWISE COVERED. THERE SHALL BE NO SHARP OR ABRASIVE SURFACES UNDER SINKS.
- GRAB BARS:
- LOCATION AS SHOWN ON DRAWINGS. BLOCKING FOR GRAB BARS @ 36" & 42" OFF FLOOR, 1-1/2" DIAMETER WITH 1-1/2" SPACE TO WALL. BARS AND FASTENING SHALL WITHSTAND 250 LB.-FT. FORCE IN BENDING, SHEAR AND TENSION.
 - DOOR HARDWARE:
- ALL LATCHES SHALL HAVE LEVER HANDLES.
- ALL DOOR THRESHOLDS SHALL BE ACCESSIBLE.
- NO LATCH HANDLE SHALL BE MOUNTED HIGHER THAN 48" AFF.
- PROVIDE STOPS OR BUMPERS AT ALL DOORS TO PROTECT DRYWALL.

ACCESSORIES SHALL BE AS PER DETAILS ON THESE PLANS.
TOILET PAPER DISPENSER MOUNTING HT. = 19" MIN. TO CENTER. DISPENSERS THAT CONTROL DELIVERY, OR THAT DO NOT PERMIT CONTINUOUS PAPER FLOW SHALL NOT BE USED.
MIRROR MOUNTING HT. = BOTTOM @ 40" MAX. ABOVE FLOOR.
SOAP AND TOWEL DISPENSERS MOUNTING HT. = 44" MAX. ABOVE FLOOR @ SINK OR VANITY, 48" MAX. ABOVE FLOOR AT OPEN WALL.

REVIEW



Interior
Elevations

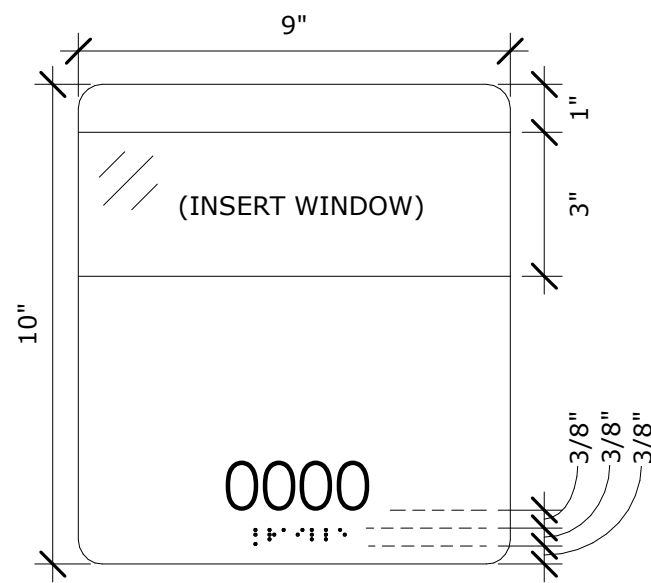
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SIGNAGE TYPES

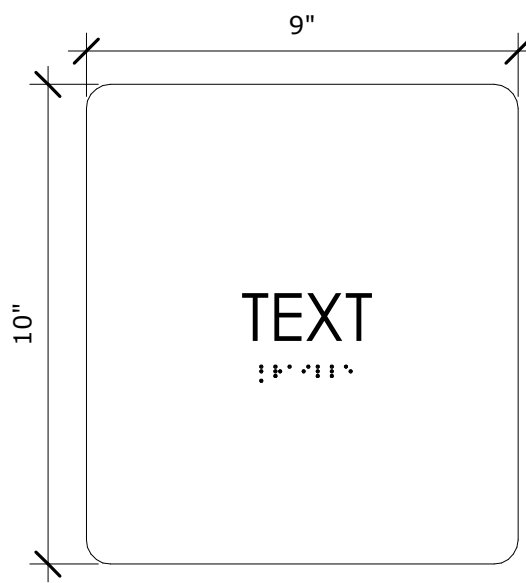
A

ROOM NUMBER
& NAME INSERT



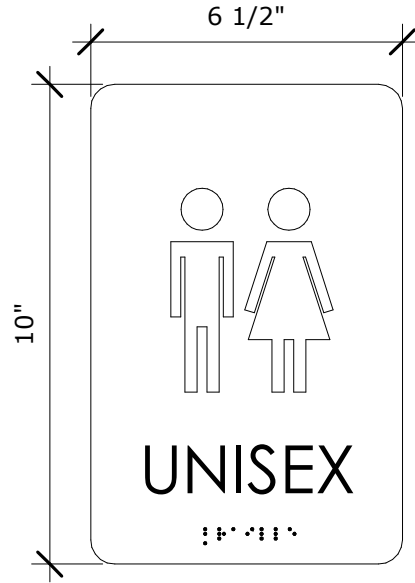
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ROOM NAME



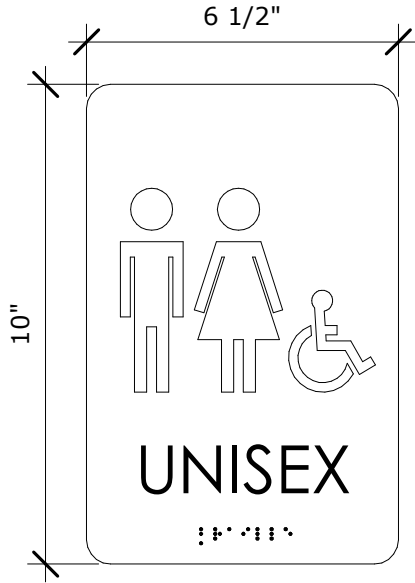
G

UNISEX RESTROOM



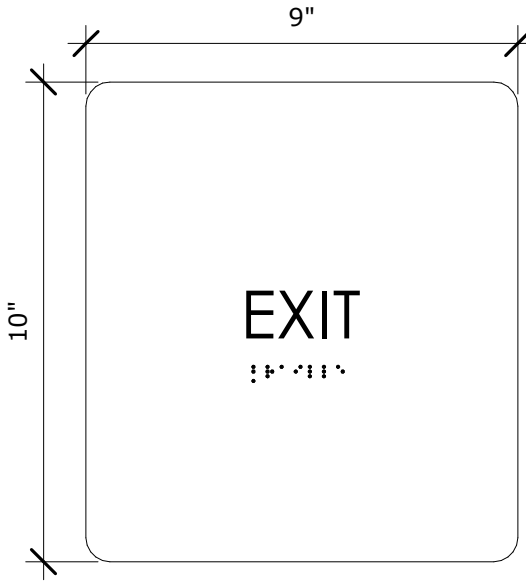
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UNISEX RESTROOM
w/ADA GRAPHIC



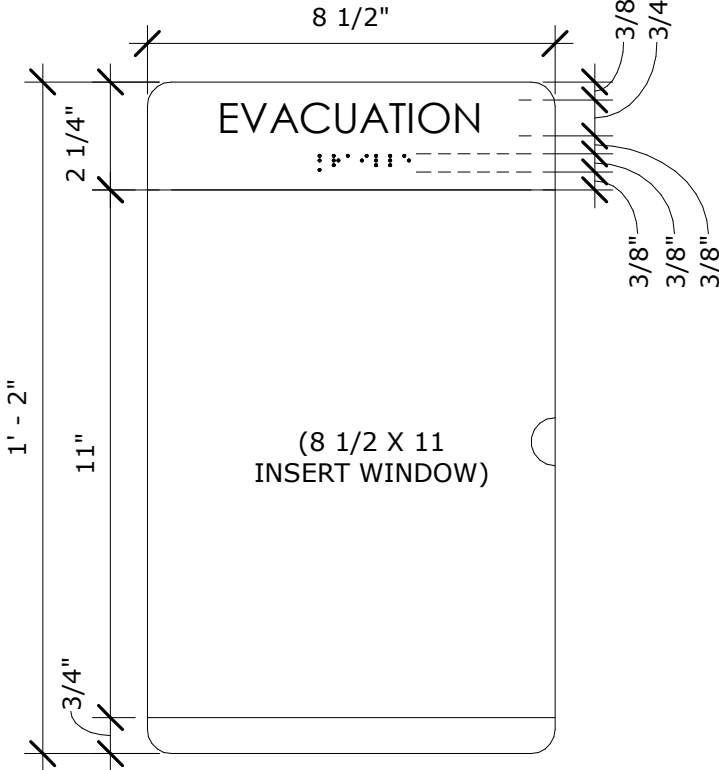
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EXIT



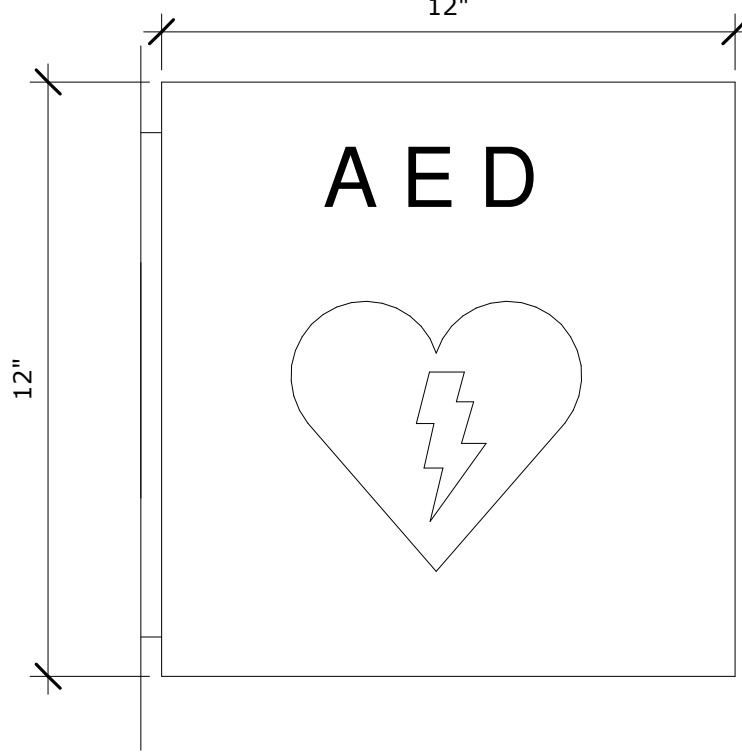
K

EVACUATION



Q

LIFE SAFETY ID



R

NO SMOKING



SPECIALTY SIGNAGE TYPES

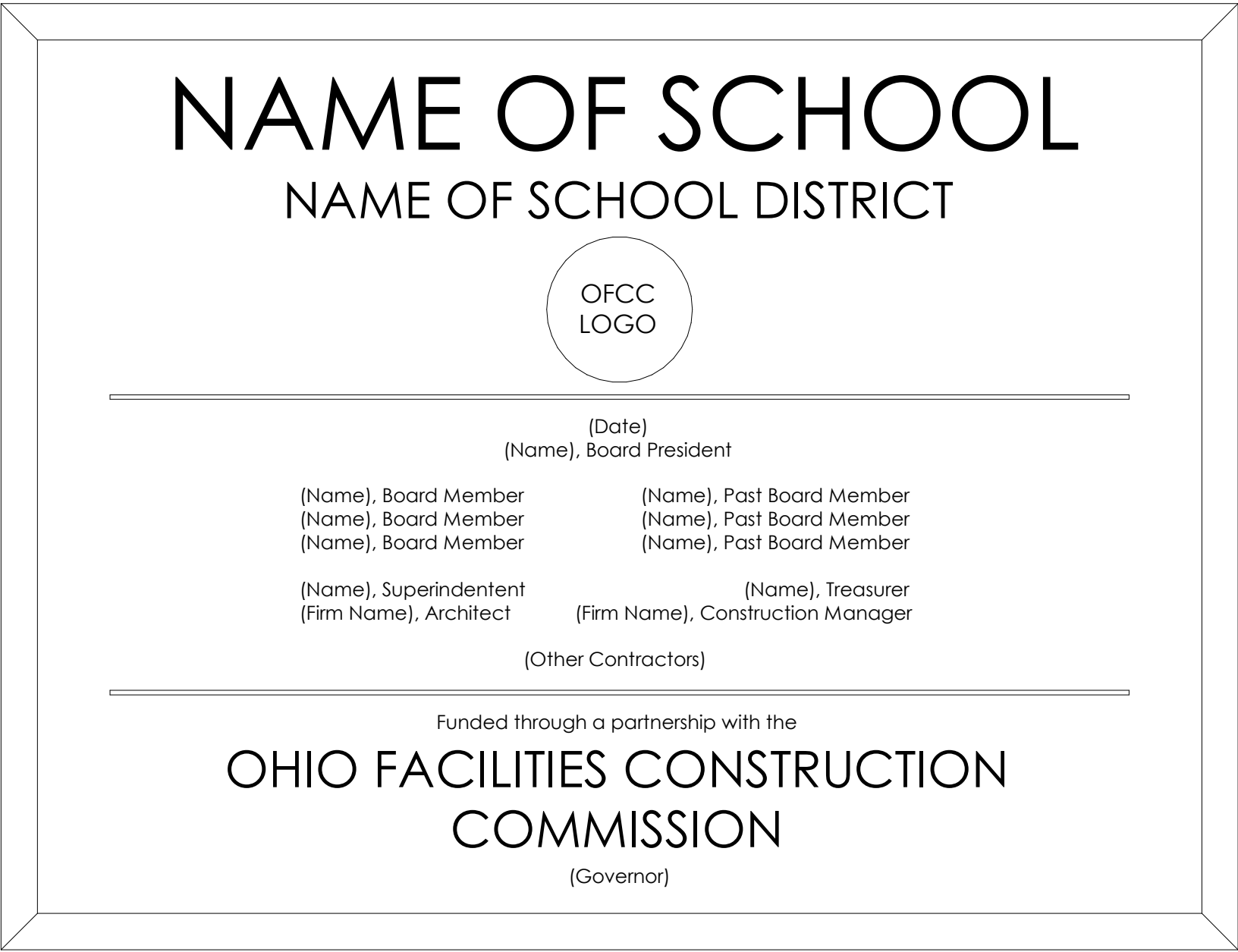
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"Welcome to..." DIMENSIONAL LETTERS

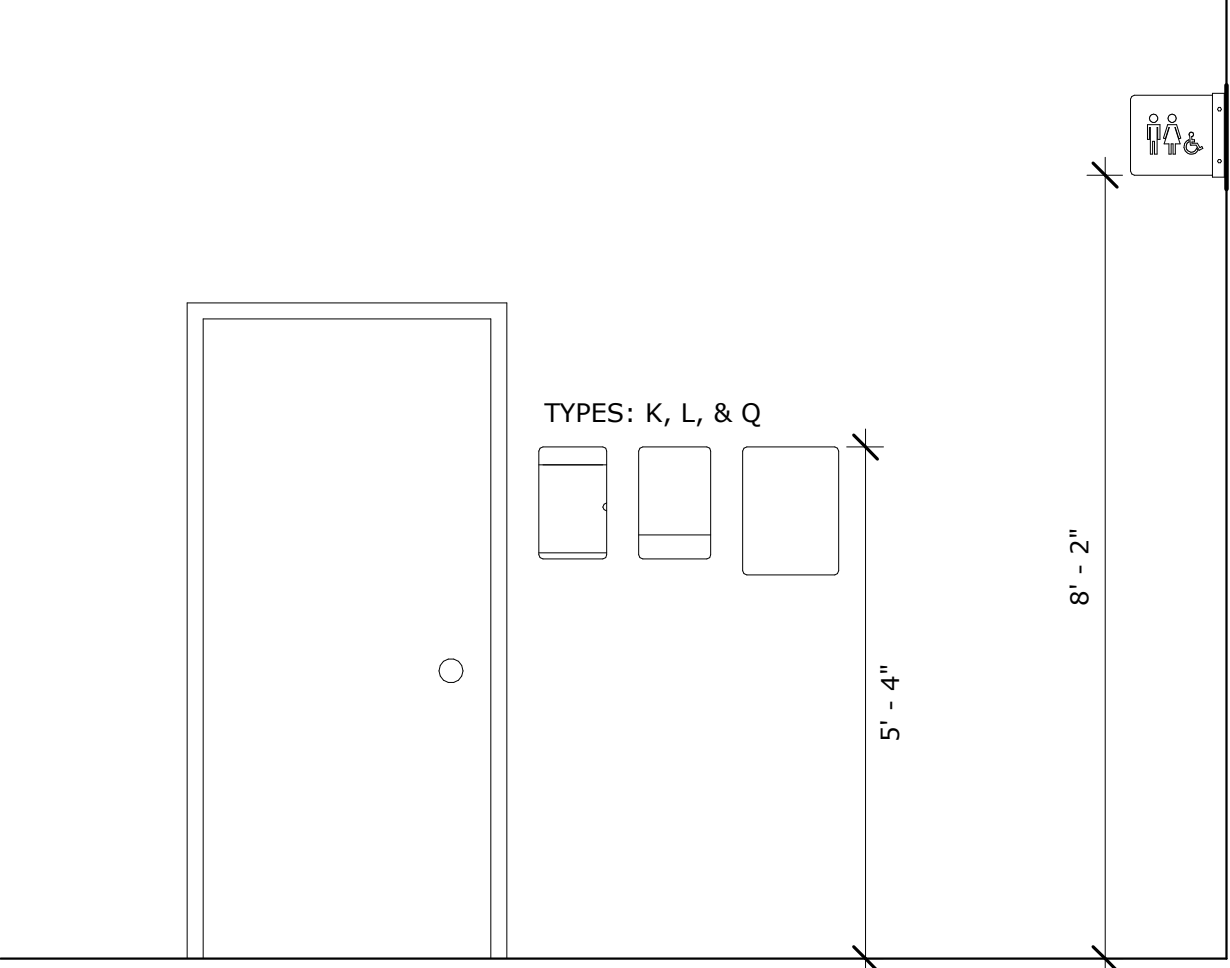
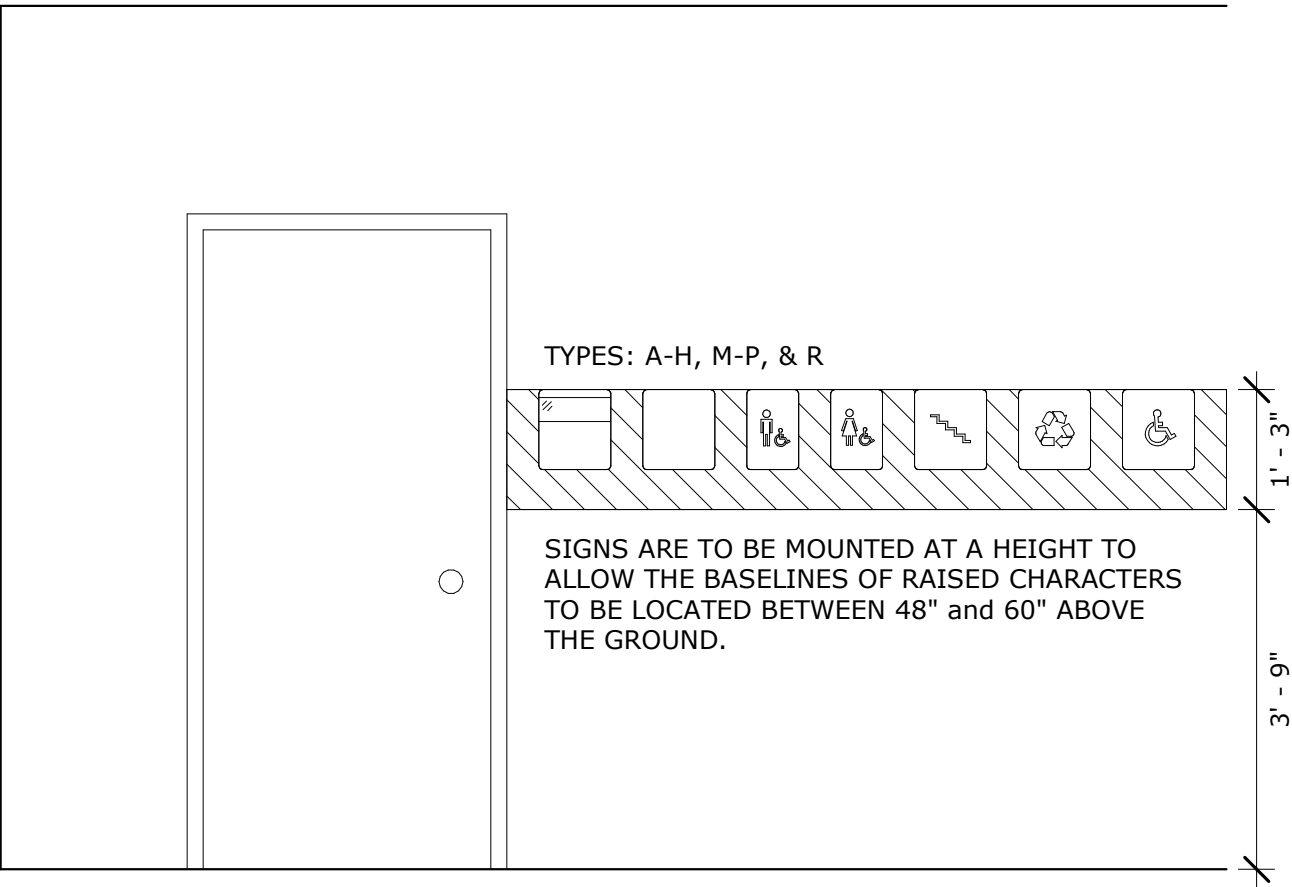
Welcome to
(Name of School)

1c

DEDICATION PLAQUE



MOUNTING HEIGHTS



01 MOUNTING HEIGHTS

SCALE 1/2" = 1'-0"

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236 High Street
Hamilton, Ohio 45011
513-275-1740

Gantz Park RecSchool
Program Center

2255 Home Road
Grove City, OH 43123

ISSUANCES

90%	1/31/24
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Signage
Details

COMM NO. 202314.00
SHEET NO.
A4.2



Gantz Park RecSchool
225 Home Road
Grove City, Ohio 43123

CDA
COMMUNITY
DESIGN ALLIANCE